



Board Meeting Agenda

Monday, June 29 2026 – 6:00 PM

Arcola Lakes Senior Center

8401 NW 14th Avenue, Miami, FL 33147

www.miamidade.gov/redevelopment/nw-7th-avenue-corridor.asp

- 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. Consent Agenda

Items listed under the Consent Agenda are considered routine and will be enacted by one motion. If separate discussion is desired, any item may be removed from the Consent Agenda and placed on the Regular Agenda at the request of a Board Member. Items removed will be heard immediately following the approval of the remaining Consent items.

- A. Approval of Minutes – April 8, 2026
- B. Façade Grant – Aqua Beach Holdings Corp. – \$50,000
- C. Façade Grant – Thomas Dental Associates, Inc. – \$49,770

VI. Action Items

- A. **RESOLUTION NO. CRA-21-2026** – Approval of Letter of Intent for CRA Office Space at 15683 NW 7th Avenue and Authorization for the Executive Director to Execute a Lease Agreement
- B. **RESOLUTION NO. CRA-22-2026** - Approval of a Business Attraction & Expansion Grant to Quality Culinary Services, LLC in the Amount of \$150,000
- C. **RESOLUTION NO. CRA-23-2026** – Approval of the NW 7th Avenue Community Redevelopment Plan Update 2026, Including Proposed Extension of Agency Life to FY 2044
- D. **RESOLUTION NO. CRA-24-2026** - Approval of Recess of Board Meetings Through August 31, 2026 and Limited Delegation of Authority to the Executive Director

VII. Discussion Item

- A. Presentation of CRA Branding

VIII. Executive Director's Report

IX. CRA Attorney's report

X. Adjournment

NW 7th Avenue Corridor Redevelopment Agency

PUBLIC MEETING OFFICIAL MINUTES – Wednesday, April 8, 2026

I. Call to Order — CRA Board Chair Rasha Cameau called the meeting to order at 6:04 p.m.

II. Roll Call

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

Consultant Team/Attorney: Melissa Hege and Mathew Hege, MHCP COLAB; Leroy Jones, Alice Townsend, Neighbors and Neighbors Association (NANA); Steven Zelkowitz

Miami-Dade County/OMB: Vivian Cao, Assistant Director; Chimene Graham, Business Analyst Manager

III. Public Comment/ Reasonable Opportunity to be Heard — There were no speakers.

IV. Approval of Agenda/Consent Agenda — Ms. Pierre moved approval of the agenda, with a second from Ms. Reyes. *Motion passed.*

V. Consent Agenda —

- A. Approval of February 17, 2026, Minutes — Attorney Zelkowitz opined that minutes were not needed for this meeting, since it failed to reach a quorum.
- B. Approval of February 25, 2026, Minutes — Ms. Pierre moved approval of the agenda, with a second from Ms. Reyes. *Motion passed.*

VI. Action Items —

- A. **Resolution No. CRA 09-2026** – Resolution of the NW 7th Avenue Corridor Community Redevelopment Agency Approving a Professional Services Agreement with Steven W. Zelkowitz, P.A. to Provide Legal Representation Services to the NW 7th Avenue Corridor Community Redevelopment Agency for the Remainder of Fiscal Year 2025–2026

Attorney Steven Zelkowitz explained that his former firm, Taylor Duma LLP, had ceased operations in early March. This new Agreement is solely with his new firm and maintains the same terms, conditions and rates.

A Motion to Approve was made by Mr. Lomando, with a Second from Ms. Pierre. *Motion passed.*

- B. **Resolution No. CRA 10-2026** – Resolution of the NW 7th Avenue Corridor Community Redevelopment Agency Approving a Business Attraction and Expansion Grant Award to Comprehensive Psychiatric Care, LLC, Pursuant to the CRA's Business Incentive Programs

The Executive Director requested approval and a waiver of program funding guidelines to award a \$250,000 Business Attraction and Expansion Grant to Comprehensive Pediatric Care, Inc. The grant will support a \$1 million relocation project for a 5,000 square-foot medial facility. Program Director, Dr. Patrick Pinchinat, committed to creating at least 25 jobs, with 10 positions reserved for CRA or County Commission District 2 residents.

Board Member Pierre asked the grantee whether all health insurance plans would be accepted. Dr. Pinchinat responded that they would. Board Member Reyes asked about the project timeline and the current stage of the process. The construction manager stated that they are currently waiting on permits. Board Member Theresias-Joisil inquired about the process for requesting a waiver of the program funding threshold and whether all businesses are afforded the same consideration. The Executive Director indicated that each project is evaluated on its own merits and that funding recommendations are based on the project type, size, overall budget, and benefit to the CRA area.

A Motion to Approve was made by Ms. Reyes, with a Second from Mr. Lomando. Motion passed.

- C. **Resolution No. CRA 11-2026** – Resolution of the NW 7th Avenue Corridor Community Redevelopment Agency Approving an Extension, for Option-to-Renew Number 2, of the Agreement with NANA CRA Affordable Housing, LLC d/b/a Neighbors and Neighbors Association, Inc. (NANA) for Grant Administration Services in the Amount of \$183,750

NANA will continue to provide the CRA with comprehensive grant administration services to include increased door-to-door outreach to collect more data, preparation of renderings and the development of a contractor pool.

A Motion to Approve was made by Ms. Reyes, with a Second from Ms. Pierre. Motion passed.

- D. **Resolution No. CRA 12-2026** – Resolution of the NW 7th Avenue Corridor Community Redevelopment Agency Approving the Septic-to-Sewer Conversion Program Guidelines to Facilitate Infrastructure Improvements Within the Redevelopment Area

The board approved guidelines for a new infrastructure program offering up to \$40,000 per property. Board Member Theresias-Joisil inquired whether \$40,000 would be sufficient, based on earlier discussions about the costs. The Executive Director indicated that a total of \$1 million has been set aside and that he would inform the Board if there are properties requiring an increased level of funding or if the line item needs to be increased. Ultimately, the approach will be implemented on a block-by-block, first-come, first-served basis.

A Motion to Approve was made by Ms. Theresias-Joisil, with a Second from Ms. Reyes. Motion passed.

- E. **Resolution No. CRA 13-2026** – Resolution of the NW 7th Avenue Corridor Community Redevelopment Agency Approving the Small Business Cultivation Program Guidelines to Support Business Development and Capacity Building Within the Redevelopment Area

This program provides a \$10,000 capacity-building grant contingent upon completing three educational workshops on finance, marketing, and operations. Once completed, business will be required to submit a plan which outlines their intended improvements against identified outcomes.

A Motion to Approve was made by Ms. Theresias-Joisil, with a Second from Ms. Pierre. Motion passed.

- F. **Resolution No. CRA 14-2026** – Resolution of the NW 7th Avenue Corridor Community Redevelopment Agency Approving a Reimbursement to Vantage Solutions, LLC for Eligible Expenses Incurred in Support of CRA Operations, Providing for Funding

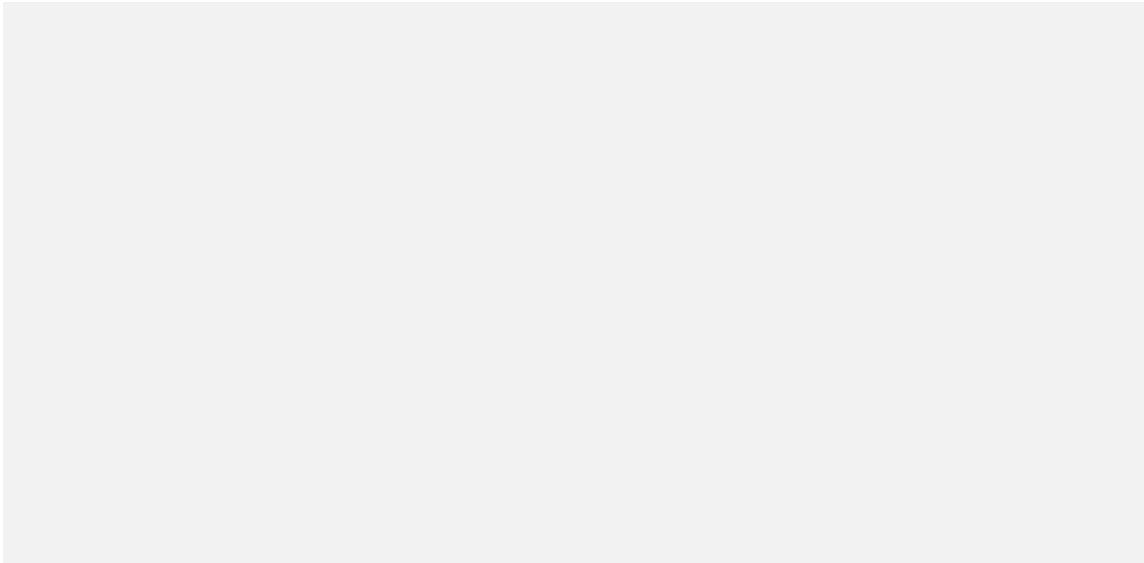
The Board approved a reimbursement of \$7,931.51 for agency operational expenses (branded materials, event costs, and software) advanced by the Executive Director.

A Motion to Approve was made by Ms. Reyes, with a Second from Ms. Theresias-Joisil. Motion passed.

VII. Executive Director's Report

- A. NANA Quarterly Report – Leroy Jones provided an update on the grants program. As it relates to facade projects, the Chairwoman emphasized that grants should fund improvement and revitalization, not routine maintenance like same-color repainting.
- B. Kimley-Horn Associates: Tom Hargrett (FDOT) provided an update on the Median Beautification Project, covering 48 medians over a 5-mile corridor. The Board discussed solar lighting options, emphasizing the need for commercial-grade centralized panels to avoid infrastructure/street damage.
- C. Redevelopment Plan Update: Kevin Crowder (BusinessFlare) reported that the CRA redevelopment plan update is underway, with street-level data collection completed. Individual board interviews will be scheduled in the coming weeks.
- D. MHCP COLAB: Melissa Hege presented a Mobility and Zoning Study. Key points included a 47% pedestrian fatality rate in local crashes and the potential for "Live Local" legislation to allow unlimited height and up to 250 units per acre, if workforce housing is included.
- E. New Development: Developer Sebastian Cobas (CPhotodesign) discussed a 140-unit residential/retail project at NW 7th Avenue and 90th Street, featuring 40% affordable housing. The Board provided feedback regarding the inclusion of family-sized units and high-quality restaurant space.

VIII. Adjournment — There being no additional business, the meeting adjourned at 7:51 p.m.



Date: June 29, 2026
To: Board Members of NW 7th Avenue Community Redevelopment Agency
From: Casneve Oupelle, Executive Director 
Subject: Façade Improvement Grant – Aqua Beach Holdings Corp (\$50,000)

Recommendation

Staff recommends that the Board of Commissioners approve a Façade Improvement Grant in the amount of \$50,000 to Aqua Beach Holdings Corp, for exterior improvements to its property at 14400–14448 NW 7th Avenue, Miami, FL 33168.

Fiscal Impact

Funding for this grant, not to exceed \$50,000 is available within the CRA's approved budget under the Façade Improvement Grant program allocation.

Delegation of Authority

Upon Board approval, the Executive Director or designee is authorized to execute a grant agreement and all related documents in accordance with program guidelines and the approved agreement, and take all administrative actions necessary to implement the project.

Background

Aqua Beach Holdings Corp is owned by Alexander Shvarts and Susanna Roitman (50% interest each) and operates a five-unit commercial rental property with an attached billboard at 14400–14448 NW 7th Avenue. The applicant is the owner of the property.

The applicant is requesting a Façade Improvement Grant to fund exterior painting, sidewalk repairs, parking bumper installation, wall repairs, updated address identification, new signage, and storefront window installation.

The applicant's total project cost is \$96,912.36, based on the lowest of three contractor bids. Because the Façade Improvement Grant program maximum is \$50,000, the grant award is capped at that amount regardless of total project cost; the applicant is responsible for funding the remaining project cost from other sources.

The applicant has submitted three contractor bids in compliance with the program's minimum bid requirement:

Contractor	Bid Amount
Logic Builder, Inc	\$104,812.80
Ace Construction	\$96,912.36
Spring Construction Corp	\$101,874.60

The applicant has disclosed no active code violations and no active liens on the property.

Attachment

Aqua Beach Holdings Corp - Grant Application

CRA Application Checklist

Applicant Info

First Name: Alexander Last Name: Shvarts Contact No: 917-776-3095

Business Name: Aqua Email: aquabeachholdings@gmail.com

Project Address: 14440-14448 NW 7th Ave Miami, FL 33141

1. Is address within CRA Boundaries: [X] Yes [] No

2. Type of grant program:

Facade

3. All required documentation:

Yes No N/A

a. Completed Application

x

b. Grant Request Letter (with narrative)

x

c. Property Owner authorization (if applicable)

x

d. Business Information (Local Business Tax & Certificate of Use for applicant and property owner)

x

e. Business Plan for new business (if applicable)

x

f. Grant application Review form

x

g. Printed Property Appraiser for Property

x

h. Printed Sunbiz for applying business

x

i. Printed Property Tax

x

j. Total Project Cost

x

k. Property owner agreement (if applicable)

x

l. Current Pictures of property

x

m. Verification that property is free of liens and violations

x

4. Contractors & Bids

	Bid 1	Bid 2	Bid 3
Sunbiz	ACE Construction	Logic Builders, Inc.	Springs Construction Corp
dbpr	CGC1511239	CGC059004	CGC06202
Bid Amount	\$96,912.36	\$104,812.80	\$101,874.60

Comments

Recommendation: Approval | Denial

Reviewed by:

DeMar Keely

Approved by:

A. Completed Application



COMMERCIAL REVITALIZATION GRANT PROGRAM

Applicant Instructions

To be considered for funding under the CRA Commercial Grant Program, applicants must submit a complete application package, including all required forms and supporting documentation. Incomplete applications will not be reviewed.

To receive grant funds from the CRA, applicants must be registered as a Miami-Dade County vendor prior to payment.

Applicants or an authorized representative are required to attend the CRA Board meeting at which the application is scheduled to be considered.

Application Submission & Review Process

Grant applications will be accepted and reviewed on a rolling basis and prioritized based on alignment with CRA goals, program eligibility, completeness of the application, and availability of funding. Submission date alone does not guarantee funding. All awards are subject to CRA approval.

Completed applications must be submitted to the Agency Grants Administrator via in-person delivery, email, U.S. Mail, or scan.

APPLICATION SUBMISSION DETAILS

Agency Grants Administrator
Neighbors and Neighbors Association, Inc. (NANA)
Grants Coordinator – NW 7 Avenue Community Redevelopment Agency
5120 N.W. 24th Avenue
Miami, FL 33142

Email: uptown7r@nanafl.org

Phone: (305) 756-0605

Fax: (305) 756-6008

CRA Copy (Required):

Grants@nw7avecra.gov

Subject Line: CRA Grant Application – [Business Name]

Application Submission Checklist (All items must be submitted for the application to be considered complete)

General Application Requirements (All Applicants)

- ☒ Completed and signed CRA Commercial Grant Application
- ☒ Copy of valid government-issued photo ID (authorized applicant)
- ☒ Proof of active business registration (Sunbiz printout or equivalent)
- ☒ Copy of Local Business Tax Receipt (current)
- ☐ Copy of Certificate of Use (if applicable)
- ☒ Current Pictures of property

Property Owner Requirements (If applicant is not the property owner)

- ☐ Notarized Property Owner Consent Form
- ☐ Proof of property ownership (deed, tax bill, or property appraiser record)
- ☐ Proof of paid property taxes (current)

Grant-Specific Requirements

Business Attraction & Expansion / Revitalization & Rehabilitation / Façade Improvement Grants

- ☒ Completed Scope of Work section
- ☒ Detailed description of exterior improvements (if applicable)
- ☒ Total Project Cost
- ☒ Minimum of three (3) contractor bids
- ☒ Contractor licenses and insurance documentation
- ☐ Proof of matching funds (required by program guidelines)

Additional Information (If Applicable)

- ☒ Documentation addressing code violations or liens
- ☒ Documentation related to 40-year recertification, including evaluations and cost estimates
- ☒ Any additional documentation required by the CRA

Section I - Contact & Business Information

Instructions: Complete this section with the legal and operational information for the business applying for funding. All information must match official records, including Sunbiz registration, Local Business Tax Receipt, and Certificate of Use, if applicable.

Legal Business Name: **AQUA BEACH HOLDINGS CORP**

Fictitious Name, Trade Name, d/b/a (if any):

Business Address: **144400-14448 NW 7th Ave**

City: **Miami**

Zip Code: **33168**

Is the property located within the CRA boundaries? ☒ Yes ☐ No

Federal Tax ID Number (EIN): **83-4542797**

OR, if Sole Proprietorship, enter your SSN:

Business Start Date: **04/16/2019**

☒ Active with State of Florida

Sunbiz Registered Name (if different):

Local Business Tax Receipt? ☒ Yes ☐ No

Expiration Date: **09/30/2026**

Certificate of Use ☐ Yes ☒ No

Expiration Date:

Section II - Applicant Contact Information

Instructions: Provide contact information for the individual authorized to act on behalf of the business and receive all CRA correspondence related to this application.

Name: **ALEXANDER SHVARTS**

Title: **OWNER**

Address: **C/O 6917 COLLINS AVE**

City: **MIAMI BEACH**

Zip Code: **33141**

Phone Number: **917-776-3095**

Email Address: **AQUABEACHHOLDINGS@GMAIL.COM**

Section III - Property Owner Information

Instructions: Complete this section if the applicant is not the property owner. Written consent from the property owner is required for all proposed improvements to leased or non-owned property.

Property Owner Name: **ALEXANDER SHVARTS**

Is the Applicant also the Property Owner? ☒ Yes ☐ No If no, attach executed Owner Consent Form.

Section III - Property Owner Information (Contd...)

Property Owner Address: **C/O 6917 COLLINS AVE MIAMI BEACH, FL 33141**

Property Owner Phone: **917-776-3095**

Property Owner Email: **AQUABEACHHOLDINGS@GMAIL.CO**

Does this building have any City, County or State Code Violations? ☐ Yes ☒ No

If yes, please attach detailed information to this Application.

Does this building have any local, State or Federal Liens? ☐ Yes ☒ No

If yes, please attach detailed information to this Application.

Is this building subject to 40-year recertification or has received its 40-year recertification? ☒ Yes ☐ No

If yes, please attach detailed information to this Application. If funding is being requested to assist in recertification please provide all documentation including building evaluation, code violations and applicable quotes for scope of work. Proof of matching funds may be required.

Section IV - Business Profile

Instructions: Provide general information about the business, including ownership structure, employment levels, revenue, and a brief description of business operations.

Type of Business: **COMMERCIAL RENTAL PROPERTY (5 UNITS PLUS BILL BOARD)**

Number of Employees: **2**

Full-Time: **2**

Part-Time: _____

Business Organization Structure: ☐ Sole Proprietor ☐ LLC ☒ Corporation ☐ Partnership ☐ Non-Profit

Business Ownership Interest of all parties (Attach additional sheet, if needed):

Name: **Alexander Shvarts**

Interest: **50** %

Name: **Susanna Roitman**

Interest: **50** %

Gross Annual Revenue: \$ **123,800**

Describe your Company's Business operations including products sold and or services provided etc.:

COMMERCIAL RENTAL PROPERTY (5 UNITS PLUS BILL BOARD)

Have you ever received a CRA grant? ☐ Yes ☒ No

If yes, provide details: **Received CIP in 2022 (\$50k) , RRG in 2025 (\$ 38,250) and STBIG (\$10,00) in 2025**

Were all prior grants fully completed and compliant? ☒ Yes ☐ No

Community Benefit Statement (Required)

Clearly describe how the proposed project will benefit the business, the surrounding CRA corridor, and the general public. This section is a key factor in the CRA's evaluation of the application.

Please explain how the proposed improvements will benefit (check all that apply)

☒ Improves building appearance

☒ Enhances public safety or security

☒ Improves pedestrian experience

☐ Retains or creates jobs (Number: _____)

☐ Activates vacant or underutilized space

Section V - Grant Information

Select only one grant type. Applicants are responsible for reviewing the Program Guidelines to ensure eligibility and compliance with matching fund requirements.

☐ **Business Attraction & Expansion Grant**

Provides up to \$150,000 for eligible, pre-approved costs related to the relocation, attraction, or expansion of businesses within the CRA Redevelopment Area. This program is intended for businesses new to the CRA or existing businesses expanding their footprint and requires a 50% matching contribution.

☐ **Revitalization & Rehabilitation Grant**

Provides up to \$100,000 in matching funds for interior and exterior improvements to support existing businesses and property owners. The CRA may fund up to 75% of eligible project costs, with a minimum 25% match required.

☒ **Façade Improvement Grant**

Provides financial assistance of up to \$50,000, with no matching requirement, for exterior building improvements that enhance the appearance of properties along the CRA corridor. Eligible improvements may include façade restoration, signage, lighting, and related exterior enhancements.

Describe how the grant funds will be used.

Please refer to the Program Guidelines and provide detail regarding planned business improvements.

Grant funds will be used for exterior painting and wall repairs to improve the building's appearance, along with sidewalk repairs and parking bumpers to enhance safety and accessibility. Additional improvements include updated address identification, new signage for visibility, and storefront window installation to create a modern and secure façade.

Total Project Cost: \$ **96,912.36**

Grant Amount Requested: \$ **96,912.36**

Business Attraction & Expansion / Revitalization & Rehabilitation / Façade Improvement Grant

Complete this section only if applying for one of the construction-related grants listed above. Competitive bids, contractor licensing, and insurance documentation are required.

(Construction & Physical Improvements)

- ☒ Photos of existing conditions (interior and/or exterior, as applicable)
- ☒ One (1) of the following visual concepts (as applicable to the project):
 - ☒ Conceptual rendering
 - ☐ Annotated photographs (markups showing proposed changes)
 - ☐ Vision board / mood board
- ☒ Description of proposed improvements and scope of work
- ☒ Completed Scope of Work checklist
- ☒ Contractor bids (minimum required by program guidelines)
- ☒ Contractor license and insurance documentation
- ☐ Conditional (if applicable and prior to reimbursement):
 - ☐ Final permitted plans
 - ☐ Certificate of Use or zoning approval

Permit-ready or stamped construction drawings are not required at the application stage unless specifically requested by the CRA.

Scope of Work Indicate all improvements proposed:

Improvements	Interior	Exterior	Improvements	Interior	Exterior
Painting	☐	☒	Awnings	☐	☐
Flooring	☐	☒	Security	☐	☐
Lighting	☐	☐	Landscaping	☐	☐
Windows	☐	☒	Remodel / Build-Out	☐	☐
Signage	☐	☒			

Detailed Exterior Improvements

Exterior improvements visible from the public right-of-way are prioritized.

Exterior painting
Sidewalk Repairs
Parking Bumpers
Wall Repairs
Address Identification
Signage
Storefront window installation

All bids must be attached to the application at the time of submission. Contractors must be properly licensed, insured, and in good standing.

Incomplete applications submitted without the required bids may delay review or be deemed incomplete.

Bid #	Company Name	Bid Amount (\$)	Contractor License #	Contact Name	Phone	Email
1	Logic Builders, Inc.	\$ 104,812.80	CGC059004	Michael Jay Sher	305-796-6676	mike@symcondev.com
2	Ace Construction	\$ 96,912.36	CGC1511239	Alan Scott Egert	305-892-8453	alan@builtbyace.com
3	Springs Construction Corp	\$ 101,874.60	CGC062024	Albert De La Vega	(305) 632-6991	albert@springs.construction

Section VI - Applicant Certifications

Review each certification carefully. By signing, the applicant affirms compliance with all program requirements and acknowledges the reimbursement-based nature of the grant.

By signing below, I certify that:

- ☒ All information provided is true and accurate
- ☒ I have read and understand the CRA Grant Program Guidelines
- ☒ No work has commenced prior to CRA approval unless authorized in writing
- ☒ I understand this is a reimbursement-based grant and cash payments are not permitted
- ☒ I understand the CRA will issue no more than four (4) reimbursement payments
- ☒ I understand matching fund requirements must be met prior to reimbursement
- ☒ I understand additional funding requests are not permitted until this grant is closed

Signed by:

50422FA64E2048D...

Alexander Shvarts

Applicant Name

5/11/2026 | 12:05 PM PDT

Date

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Improvements	Interior	Exterior	Improvements	Interior	Exterior
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Flooring	☐	☒	Security	☐	☐
Lighting	☐	☐	Landscaping	☐	☐
Windows	☐	☒	Remodel / Build-Out	☐	☐
Signage	☐	☒			

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X Signed by:

CBB5C7B402D342C...

Susanna Roitman

5/11/2026 | 12:05 PM PDT

Signature

Applicant Name

Date

Public Records Disclosure & Acknowledgment

This section explains the applicant's rights and obligations under Florida's Public Records Law. Review carefully before signing. Information provided in this application is subject to Chapter 119, Florida Statutes (Public Records Law) and may be disclosed upon request unless otherwise exempt by law. This applies regardless of whether the applicant is approved for funding.

By signing below, the applicant acknowledges and agrees that:

- The NW 7th Avenue Corridor Community Redevelopment Agency ("CRA") is not required to withhold, defend, or assert any exemption for information submitted in connection with this application.
- The CRA is not required to provide notice that a public records request has been made.
- The applicant agrees to release, indemnify, and hold harmless the CRA, its Board members, officers, employees, agents, successors, and assigns from any liability arising from compliance with public records laws or from participation in the CRA grant program.

Notice Regarding Collection of Social Security Number

Pursuant to Section 119.071(5), Florida Statutes, a Social Security Number may be collected only if required for program eligibility, including verification for applicants applying as a sole proprietor. Any Social Security Number collected will be used solely for authorized governmental purposes.

X Signed by: 
 50422FA64E2048D...

Alexander Shvarts

5/11/2026 | 12:05 PM PDT

Signature

Applicant Name

Date

Public Records Disclosure & Acknowledgment

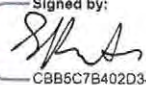
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X Signed by:

CBB5C7B402D342C...

Susanna Roitman

5/11/2026 | 12:05 PM PDT

Signature

Applicant Name

Date

Florida

DRIVER LICENSE



CLASS E

DL# S163-000-73-344-0

SHVARTS
ALEXANDER
87928 EAST DR APT 1805
N BAY VILLAGE, FL 33141-5684

DOB 09/24/1973 SEX M
EXP 09/24/2028 HGT 5'-09"
RST A EVD NONE

SAFE DRIVER

DOB 06/09/2018

500 X6329052/6358

REPLACED 05/27/2020

Operation of a motor vehicle constitutes
consent to any sobriety test required by law.



Alex Shvarts

B. Grant Request Letter

(with narrative)

Aqua Beach holdings corporation

**14440 – 14448 NW 7th Avenue
Miami FL 33168**

05/12/2026

Uptown AVE7NUE Community Redevelopment Agency

Re: Grant Request Letter– Commercial Revitalization Grant Program

To Whom It May Concern,

On behalf of Aqua Beach holdings corporation, I am writing to formally request funding assistance through the Commercial Revitalization Grant Program – Façade Improvement for the property located at **14440 – 14448 nw 7th avenue miami fl 33168.**

The purpose of this request is to enhance the exterior appearance and functionality of our property, contributing to the overall revitalization of the corridor. The proposed improvements include hurricane windows, exterior painting, signage installation, pedestrian walk way repairs, lighting, and parking lot improvements, all of which are intended to bring the property into compliance with program guidelines while improving curb appeal and visibility.

These enhancements will not only benefit our business but will also support the broader goals of the Community Redevelopment Agency by **promoting economic development, attracting customers, and strengthening the visual character of the area.**

Enclosed are the required supporting documents for your review and consideration.

Thank you for your time and consideration. Should you require any additional information, please do not hesitate to contact me.

Sincerely,

**Alexander Shvarts
President owner
Aqua Beach holdings corporation
917-776-3095
aquabeachholdings@gmail.com**

D. Business Information

(Local Business Tax & Certificate of
Use for applicant and property
owner)

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, 2026

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 07/16/2025
PTBTC-25-126698

LBT

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

G. Printed Property Appraiser for Property



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 04/23/2026

PROPERTY INFORMATION	
Folio	30-2123-015-1310
Property Address	14440 NW 7 AVE MIAMI, FL 33168-0000
Owner	AQUA BEACH HOLDINGS CORP
Mailing Address	6917 COLLINS AVE 1212 MIAMI, FL 33141
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	5,041 Sq.Ft
Living Area	5,041 Sq.Ft
Adjusted Area	4,717 Sq.Ft
Lot Size	11,893 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$380,576	\$356,790	\$356,790
Building Value	\$250,985	\$250,985	\$235,299
Extra Feature Value	\$6,159	\$6,197	\$6,234
Market Value	\$637,720	\$613,972	\$598,323
Assessed Value	\$637,720	\$613,972	\$592,785

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction			\$5,538

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

SHORT LEGAL DESCRIPTION	
BISCAYNE GARDENS SEC F PART 2	
PB 50-8	
LOT 34 BLK 5	
LOT SIZE 95.140 X 125	
OR 14461-2219 0290 1	

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$637,720	\$613,972	\$592,785
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$637,720	\$613,972	\$598,323
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$637,720	\$613,972	\$592,785

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
06/28/2019	\$625,000	31525-4643	Qual by exam of deed
04/01/2006	\$0	24394-4350	Sales which are disqualified as a result of examination of the deed
02/01/1990	\$195,000	14461-2219	Sales which are qualified
03/01/1987	\$179,000	13324-1120	Sales which are qualified

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

H. Printed Sunbiz for applying business



[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

7928 east drive
1805
North Bay Village, FL 33141

Changed: 03/16/2026

Mailing Address

6917 COLLINS AVENUE
1212
MIAMI BEACH, FL 33141

Registered Agent Name & Address

SHVARTS, ALEXANDER
7928 east drive
1805
North Bay Village, FL 33141

Address Changed: 03/16/2026

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
2024	02/27/2024
2025	02/14/2025
2026	03/16/2026

Document Images

03/16/2026 -- ANNUAL REPORT	View image in PDF format
02/14/2025 -- ANNUAL REPORT	View image in PDF format
02/27/2024 -- ANNUAL REPORT	View image in PDF format
02/07/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
01/23/2023 -- ANNUAL REPORT	View image in PDF format
02/28/2022 -- ANNUAL REPORT	View image in PDF format
03/14/2021 -- ANNUAL REPORT	View image in PDF format
03/20/2020 -- ANNUAL REPORT	View image in PDF format
04/16/2019 -- Domestic Profit	View image in PDF format

I. Printed Property Tax

J. Total Project Cost

FAÇADE IMPROVEMENT PROJECT

Business Name: AQUA BEACH HOLDINGS CORP
Title Presidents: Alexander Shvarts
Susanna Roitman
Project Address: 14440 NW 7 AVE
MIAMI, FL 33168
Folio Number: 30-2123-015-1310



PROJECT SCOPE

Based on our onsite visit, the following improvements were identified as areas that could help enhance the property's exterior. These items will help guide the contractor proposals.

1. Door & Window Replacement

Remove existing doors and security bars and install impact-rated doors and windows.

2. Exterior Painting

Clean and prepare all exterior surfaces, including pressure washing and minor repairs to cracks and imperfections. Prime as needed and apply paint to all designated areas in an approved color scheme for a uniform, improved appearance.

3. Walkway Re-Pavement

Resurfacing the path with high quality, durable materials, improving safety and accessibility.

4. Signage Replacement

Replace the current signage with updated exterior signage.

5. Exterior Lighting

Provide and install new exterior lighting fixtures to improve visibility, safety, and aesthetic appeal.

**All proposed improvements should comply with applicable building codes and permitting requirements.*

CONTRACTOR QUOTES: To help us move forward with preparing the project package for review, we will need to obtain three (3) quotes from licensed general contractors. These quotes allow us to present a complete package for consideration.

CONCEPTUAL DESIGN: As part of the submission package, the applicant must provide a conceptual design showing a visual representation of the property before and after the proposed improvements, illustrating the intended enhancements to the building exterior, parking area, and overall site.



11950 W Dixie Hwy
 North Miami, FL 33161
 Tel (305) 892-8453
 Fax (305) 892-9968
 CGC1511239

Proposal

Date	Proposal #
5/5/2026	18757

Name / Address		Project		
Aqua Beach Holdings Corp. Attn: Alex Schvarts 14440 NW 7th Ave. Miami, FL 33168				
Description	Qty	Rate	Total	
*** Thank you for the opportunity to bid your project ***				
Exterior Painting: - Power wash all exterior surfaces of the building. - Prep, prime, and paint all four (4) sides of the building: two (2) colors. *All paint to be Sherwin-Williams. * Colors to be determined. Samples to be provided for approval. Labor and material to complete above work.		9,180.00	9,180.00	
Sidewalk Repairs: - Grind and repair cracks in the storefront sidewalk (north and east side of the building) as needed. - Paint storefront sidewalk with one-part epoxy with anti-slip additive "Shark Bite" to make it slip resistant. ** Colors to be determined. Samples to be provided for approval** Labor and material to complete above work.		5,760.00	5,760.00	
Parking Bumpers: - Supply and install parking bumpers for all ten (10) parking spaces (north and east side of the building). Labor and material to complete above work.		1,800.00	1,800.00	
Steel Bars Removal: - Removal and disposal of existing steel bars on back doors of the building. - Patch all holes to match existing surfaces. Labor and material to complete above work.		2,160.00	2,160.00	
Address Identification: - Supply and install vinyl address numbers to the front and back doors of five (5) units: Unit14440, Unit 14442, Unit 14444, Unit14446 and Unit 14448 Labor and material to complete above work.		1,200.00	1,200.00	
Signage: - Provide and install one (1) backlit sign box with an acrylic front, including custom artwork. Labor and material to complete above work.		9,168.36	9,168.36	
Storefront window Installation - Supply and install four (4) impact-resistant storefront systems at the front elevation (east side) to match the existing impact rated storefront in Unit 14448. - Installation to include three (3) fixed windows and one (1) entry door with transom, per opening. *Units to receive new impact rated storefront systems are: Unit14440, Unit 14442, Unit 14444, and Unit14446 Labor and material to complete above work.		59,844.00	59,844.00	
By signing below I agree to all terms and conditions described in this proposal.			Total	
Signature Print Name Date				



11950 W Dixie Hwy
 North Miami, FL 33161
 Tel (305) 892-8453
 Fax (305) 892-9968
 CGC1511239

Proposal

Date	Proposal #
5/5/2026	18757

Name / Address		Project		
Aqua Beach Holdings Corp. Attn: Alex Schvarts 14440 NW 7th Ave. Miami, FL 33168				
Description	Qty	Rate	Total	
Plans, Permit and Engineering: NOTES: *Any necessary plans, permits and engineering are included in this proposal. *This proposal does not include the costs of potential future tariff increases that may impact the price of products or materials. Owner agrees that any increase in prices of products or materials resulting from tariff(s) levied after the date of this agreement shall be added to the total price of the parties' agreement. Such price increases will be memorialized in a Change Order and are deemed agreed to by the Owner. TERMS: To be determined Please sign, date and return for acceptance.		7,800.00	7,800.00	
By signing below I agree to all terms and conditions described in this proposal.		Total \$96,912.36		
_____ Signature		_____ Print Name		_____ Date

Local Business Tax Receipt

Miami-Dade County Office of The TaxCollector

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5806923

RECEIPT NO.

RENEWAL

6054738

BUSINESS NAME/LOCATION

ACE CONSTRUCTION

11950 W DIXIE HWY

MIAMI, FL 33161-6110



OWNER

EGERT CONSTRUCTION INC

SEC. TYPE OF BUSINESS

196

GENERAL BUILDING

CONTRACTOR

Worker(s)

15

CGC1511239



EXPIRES

SEPTEMBER 30, 2026

Must be displayed at place of business

Pursuant to County Code

Chapter 8A - Art. 9 & 10

**PAYMENT RECEIVED
BY TAX COLLECTOR**

60.00 07/02/2025

PTBTC-25-108257

LBT

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Fictitious Name Search

[Filing History](#)

Fictitious Name Detail

Fictitious Name

ACE CONSTRUCTION

Filing Information

Registration Number G11000030231
Status ACTIVE
Filed Date 03/25/2011
Expiration Date 12/31/2031
Current Owners 1
County MIAMI-DADE
Total Pages 4
Events Filed 3
FEI/EIN Number 20-3547954

Mailing Address

11950 WEST DIXIE HWY.
MIAMI, FL 33161

Owner Information

EGERT CONSTRUCTION, INC.
11950 WEST DIXIE HWY.
MIAMI, FL 33161
FEI/EIN Number: 20-3547954
Document Number: P05000132481

Document Images

[03/25/2011 -- REGISTRATION](#)[03/31/2026 -- Fictitious Name Renewal Filing](#)[02/04/2021 -- Fictitious Name Renewal Filing](#)[08/09/2016 -- Fictitious Name Renewal Filing](#)

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LICENSEE DETAILS

12:05:41 PM 5/11/2026

Licensee Information

Name:	EGERT, ALAN SCOTT (Primary Name)
	ACE CONSTRUCTION (DBA Name)
Main Address:	11950 WEST DIXIE HWY MIAMI Florida 33161
County:	DADE
License Location:	11950 WEST DIXIE HWY MIAMI FL 33161
County:	DADE

License Information

License Type:	Certified General Contractor
Rank:	Cert General
License Number:	CGC1511239
Status:	Current,Active
Licensure Date:	05/12/2006
Expires:	08/31/2026

Special Qualifications	Qualification Effective
-------------------------------	--------------------------------

Construction Business	05/12/2006
------------------------------	-------------------

Alternate Names

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**Name/Address**

Aqua Beach Holdings Corp
14440 NW 7 Ave
Miami, FL 33168

ESTIMATE

9266

Date

5/8/2026

Description	Amount
Installation of 10 parking bumpers	\$2,100.00
Steel bars removal from back doors including patching holes.	\$2,120.00
Repair cracks in the sidewalk and paint with non-slip epoxy.	\$4,624.00
Impact Rated Storefront, Windows and Doors: 1 entry door 3 fixed windows 4 storefront systems	\$52,000.00
Building Signs: Add 1 front backlit sign Add address numbers to 5 units Owner to provide artwork/font/logo	\$9,500.00
Exterior Painting Pressure wash exterior of building. Prep all walls ready for paint. Apply 1 coat of primer and 2 coats of final paint. Owner to approve final color.	\$10,000.00
Engineering and Plans (Permit fee is not included)	\$7,100.00
20% P/O	\$17,468.80
ESTIMATE TOTAL	\$104,812.80



Payment Terms:

- 20% Due upon acceptance to place deposits
- 15% Due upon delivery of storefront and windows
- 20% Due upon installation of storefront and windows
- 20% Due upon completion of building signs
- 15% Due upon completion of exterior painting
- 10% Due upon final completion

Due to changes in global trade policies and market conditions, material prices may fluctuate. Tariffs and manufacturer pricing can increase without notice. We strive to provide accurate estimates. We recommend timely approvals to help mitigate cost changes.

Accepted by: _____

Date: _____

Print Name: _____

Local Business Tax Receipt

Miami-Dade County Office of The TaxCollector

-THIS IS NOT A BILL - DO NOT PAY

6612403

BUSINESS NAME/LOCATION

LOGIC BUILDERS INC
12955 BISCAYNE BLVD STE
410A

NORTH MIAMI, FL 33181-2025

RECEIPT NO.

RENEWAL
6882832



OWNER

LOGIC BUILDERS INC

SEC. TYPE OF BUSINESS

196 GENERAL BUILDING
CONTRACTOR

Worker(s)

2

CGC059004



EXPIRES

SEPTEMBER 30, 2026

Must be displayed at place of business

Pursuant to County Code

Chapter 8A - Art. 9 & 10

**PAYMENT RECEIVED
BY TAX COLLECTOR**

45.00 07/07/2025

PTBTE-25-291428

LBT

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Detail by Entity Name

Florida Profit Corporation

LOGIC BUILDERS, INC.

Filing Information

Document Number	P03000029082
FEI/EIN Number	57-1155795
Date Filed	03/12/2003
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	10/20/2004
Event Effective Date	NONE

Principal Address

12955 BISCAYNE BOULEVARD, SUITE 410-A
NORTH MIAMI, FL 33181

Changed: 08/19/2019

Mailing Address

12955 BISCAYNE BOULEVARD, SUITE 410-A
NORTH MIAMI, FL 33181

Changed: 08/19/2019

Registered Agent Name & Address

SHER, MICHAEL J
12955 Biscayne Boulevard
410-A
North Miami, FL 33181

Name Changed: 01/18/2013

Address Changed: 03/20/2020

Officer/Director Detail

Name & Address

Title PRESIDENT

SHER, MICHAEL J
12955 BISCAYNE BOULEVARD, SUITE 410-A
NORTH MIAMI, FL 33181

Annual Reports

Report Year	Filed Date
2024	01/31/2024
2025	04/16/2025
2026	01/30/2026

Document Images

01/30/2026 -- ANNUAL REPORT	View image in PDF format
04/16/2025 -- ANNUAL REPORT	View image in PDF format
01/31/2024 -- ANNUAL REPORT	View image in PDF format
04/10/2023 -- ANNUAL REPORT	View image in PDF format
01/20/2022 -- ANNUAL REPORT	View image in PDF format
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03/20/2020 -- ANNUAL REPORT	View image in PDF format
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01/13/2014 -- ANNUAL REPORT	View image in PDF format
01/18/2013 -- ANNUAL REPORT	View image in PDF format
01/10/2012 -- ANNUAL REPORT	View image in PDF format
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02/14/2005 -- ANNUAL REPORT	View image in PDF format
10/20/2004 -- Name Change	View image in PDF format
07/21/2004 -- ANNUAL REPORT	View image in PDF format
03/12/2003 -- Domestic Profit	View image in PDF format



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LICENSEE DETAILS

11:41:41 AM 5/11/2026

Licensee Information

Name:	SHER, MICHAEL JAY (Primary Name)
	LOGIC BUILDERS INC (DBA Name)
Main Address:	12955 BISCAYNE BLVD SUITE 410 A NORTH MIAMI Florida 33181
County:	DADE

License Information

License Type:	Certified General Contractor
Rank:	Cert General
License Number:	CGC059004
Status:	Current,Active
Licensure Date:	04/02/1997
Expires:	08/31/2026

Special Qualifications	Qualification Effective
Construction Business	02/20/2004

Alternate Names

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Springs Construction Corp

3105 NW 107 Avenue
Suite #400-D11
Doral, FL 33172

Estimate

Date	Invoice #
5/4/2026	12827

Bill To

Aqua Beach Holdings Corp
14440 NW 7 Ave
Miami, FL 33168

Project
1440 NW 7 Ave

Qty	Description	Rate	Amount
	Concrete repairs: repair cracks in sidewalk install parking bumpers at the parking spaces (approximately 10 total)		6,895.00
	Add address numbers to back doors and front of building Install (1) light up sign with approved font and imagery		9,200.00
	Install 1 door (with transom) at every opening Install 3 fixed windows Install 4 storefront systems All installation to be impact rated.		51,500.00
	Pressure clean and Paint exterior of building. Includes removing bars on doors and prepping all walls.		10,300.50
	Engineering for plans to submit for permitting		7,000.00
	Profit and Overhead (20%)		16,979.10
	Terms to be discussed and determined		

Total 101,874.60



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LICENSEE DETAILS

11:45:24 AM 5/11/2026

Licensee Information

Name:	DE LA VEGA, ALBERT OMAR (Primary Name) SPRINGS CONSTRUCTION CORP (DBA Name)
Main Address:	PO BOX 660476 MIAMI SPRINGS Florida 33266
County:	DADE
License Location:	3105 NW 107 AVE, SUITE #400-D11 DORAL FL 33172
County:	DADE

License Information

License Type:	Certified General Contractor
Rank:	Cert General
License Number:	CGC062024
Status:	Current,Active
Licensure Date:	01/09/2001
Expires:	08/31/2026

Special Qualifications	Qualification Effective
Construction Business	02/20/2004

Alternate Names

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L. Current Pictures of property



J.J. Beauty Shop

203-638-3588
203-292-5589

Market Plus

WJS
HAIR
SHOP & SALON
203-637-2805

SALON SERVICES:
• NATURAL HAIR
• BRAIDS
• SEW IN
• PLATS
• FRUITS
• MAKEUP
• HAIR STYLIST

THE MARKET
vigo

SUNNYSIDE





NOW HIRING
20% OFF
10% OFF
15% OFF
20% OFF
25% OFF
30% OFF
35% OFF
40% OFF
45% OFF
50% OFF
55% OFF
60% OFF
65% OFF
70% OFF
75% OFF
80% OFF
85% OFF
90% OFF
95% OFF
100% OFF







M. Verification that property is free
of liens and violations



RECERTIFICATION OF BUILDING LETTER

February 25, 2025

AQUA BEACH HOLDINGS CORP
6917 COLLINS AVE 1212
MIAMI, FL 33141

Re: Folio No. 3021230151310
Case No. F2024014289
Property Address: 14440 NW 7 AVE, Bldg. No: 1, Sq. Ft.: 4717, Year Built: 1954

Dear Property Owner:

The Miami-Dade Department of Regulatory and Economic Resources received the recertification report submitted by you regarding the building on the property located at 14440 NW 7 AVE, Bldg. No: 1. According to the inspection reports prepared by your licensed design professional, the building on the above referenced property is structurally and electrically recertified for continued use and occupancy.

Based upon the submittal of these reports, the recertification is granted for the building on this property. This recertified building must undergo a new recertification ten (10) years from the date the original Notice of Required Recertification was issued.

Although this Recertification of Building Letter allows continued use and occupancy of the building, issuance of this letter does not preclude the Building Official from carrying out his responsibilities under Section 8-5 of the Code of Miami-Dade County. Further, issuance of this letter should not be construed directly, or indirectly, as a guarantee of the safety of any portion of the structure.

Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward A. Rojas".

Edward A. Rojas
Building Official

Activities History for Case Number B2024014289

As of Tuesday, May 12, 2026

COUNT	ACTIVITY CODE	DESCRIPTION	ISSUE DATE	ENTRY DATE	FOLLOW UP DATE	TICKET NUMBER	TICKET AMOUNT	SMA DATE	COMMENTS
1	126EQS	TICKET NOV CANCELLATION RECORDATION COMPLETED BY CLERK OF COURTS	03/06/2025			P052278	\$0.00		Recorded on Book: 34643 Page: 3235 TotalPages: 1
2	126ECE	TICKET NOV CANCELLATION RECORDATION ISSUED	02/26/2025	02/26/2025	02/26/2025	P052278	\$0.00		Added by BSSNet Daily Maintenance
3	745BR	BUILDING RECERTIFICATION ISSUED.	02/26/2025	02/26/2025	02/26/2025		\$0.00		Building Recertification Issued in GoldKey.
4	170	CASE CLOSED	02/26/2025	02/26/2025			\$0.00		B case recertified and all tickets closed.
5	133	VIOLATION CORRECTED	02/26/2025	02/26/2025	02/26/2025		\$0.00		Building Recertification Issued in GoldKey.
6	166	REVIEW FOR CLOSING STATUS	02/25/2025	02/25/2025		P052278	\$0.00		Building Recertification reports approved. QC inspections passed. CVN paid.
7	144C	SETTLEMENT FORM SENT ELECTRONICALLY	02/25/2025	02/25/2025	02/25/2025	P052278	\$0.00		
8	144	SETTLEMENT FORM	02/25/2025	02/25/2025		P052278	\$0.00		
9	136F	CERTIFICATE OF COMPLIANCE	02/25/2025	02/25/2025		P052278	\$0.00		Building Recertification reports approved. QC inspections passed. CVN paid.
10	136FB	CERTIFICATE OF COMPLIANCE ELECTRONICALLY SENT	02/25/2025	02/25/2025	02/25/2025	P052278	\$0.00		
11	139	TICKET PAID	02/21/2025	02/24/2025		P052278	\$0.00		
12	114A	WRITTEN COMMUNICATION	02/20/2025	02/20/2025			\$0.00		Email to Alexander Shvarts. CVN cannot be waived. Payment is pending.
13	118	TELEPHONE CALL	02/19/2025	02/19/2025			\$0.00		Received call from PO about response from FUS Rubi. Informed caller that he is not always available as he is a field unit supervisor and to please give him time to respond.

COUNT	ACTIVITY CODE	DESCRIPTION	ISSUE DATE	ENTRY DATE	FOLLOW UP DATE	TICKET NUMBER	TICKET AMOUNT	SMA DATE	COMMENTS
14	118	TELEPHONE CALL	02/13/2025	02/13/2025			\$0.00		Received call from PO Mr. Alexander Shvarts regarding void of citation. Informed PO that this is not possible as the citation was issued about 8 months ago and compliance was not met until Feb 2025. Call requested to speak to Mr. Rubi. Instructed caller to please reach out via email.
15	114A	WRITTEN COMMUNICATION	02/11/2025	02/11/2025			\$0.00		Building Recertification reports approved. QC inspections passed. CVN payment is pending.
16	711BR	BUILDING RECERTIFICATION REPORTS APPROVED	02/03/2025	02/03/2025	02/03/2025		\$0.00		Structural Report Approved in GoldKey.
17	719BR	BUILDING RECERTIFICATION DOCUMENT(S) RECEIVED FROM PROPERTY OWNER(S).	01/30/2025	01/30/2025	01/30/2025		\$0.00		Building Recertification Documents Received in GoldKey.
18	719BR	BUILDING RECERTIFICATION DOCUMENT(S) RECEIVED FROM PROPERTY OWNER(S).	01/30/2025	01/30/2025	01/30/2025		\$0.00		Building Recertification Documents Received in GoldKey.
19	85BR	BUILDING RECERTIFICATION REJECTED	01/14/2025	01/14/2025	01/14/2025		\$0.00		Structural Report Disapproved.
20	711BR	BUILDING RECERTIFICATION REPORTS APPROVED	01/07/2025	01/07/2025	01/07/2025		\$0.00		Structural Report Approved in GoldKey.
21	719BR	BUILDING RECERTIFICATION DOCUMENT(S) RECEIVED FROM PROPERTY OWNER(S).	12/27/2024	12/27/2024	12/27/2024		\$0.00		Building Recertification Documents Received in GoldKey.
22	719BR	BUILDING RECERTIFICATION DOCUMENT(S) RECEIVED FROM PROPERTY OWNER(S).	12/27/2024	12/27/2024	12/27/2024		\$0.00		Building Recertification Documents Received in GoldKey.
23	711BR	BUILDING RECERTIFICATION REPORTS APPROVED	12/26/2024	12/26/2024	12/26/2024		\$0.00		Electrical Report Approved in GoldKey.
24	85BR	BUILDING RECERTIFICATION REJECTED	12/16/2024	12/16/2024	12/16/2024		\$0.00		Structural Report Disapproved.

COUNT	ACTIVITY CODE	DESCRIPTION	ISSUE DATE	ENTRY DATE	FOLLOW UP DATE	TICKET NUMBER	TICKET AMOUNT	SMA DATE	COMMENTS
25	719BR	BUILDING RECERTIFICATION DOCUMENT(S) RECEIVED FROM PROPERTY OWNER(S).	12/13/2024	12/13/2024	12/13/2024		\$0.00		Building Recertification Documents Received in GoldKey.
26	719BR	BUILDING RECERTIFICATION DOCUMENT(S) RECEIVED FROM PROPERTY OWNER(S).	12/13/2024	12/13/2024	12/13/2024		\$0.00		Building Recertification Documents Received in GoldKey.
27	114A	WRITTEN COMMUNICATION	08/16/2024	08/16/2024			\$0.00		*****HOLD Enforcement in case until 8/30/2024 as per Field Unit Supervisor F. Kopetman,*****
28	130	COMPLIANCE INSPECTION TICKET REQUESTED	08/07/2024	08/07/2024	09/05/2024		\$0.00		
29	85BR	BUILDING RECERTIFICATION REJECTED	07/11/2024	07/11/2024	07/11/2024		\$0.00		Structural Report Disapproved.
30	114A	WRITTEN COMMUNICATION	07/10/2024	07/10/2024			\$0.00		*****HOLD Enforcement in case until 8/14/2024 as per Field Unit Supervisor F. Kopetman,*****
31	85BR	BUILDING RECERTIFICATION REJECTED	07/10/2024	07/10/2024	07/10/2024		\$0.00		Electrical Report Disapproved.
32	134G	E-CERTIFIED MAIL RETURN RECEIPT RECEIVED ELECTRONICALLY	07/03/2024	07/03/2024		P052278	\$0.00		Signature Received for USPS Tracking Number: 9414814902948160766722
33	134	RETURN RECEIPT RECEIVED	07/03/2024	07/03/2024		P052278	\$0.00		Signature Received for USPS Tracking Number: 9414814902948160766722
34	118	TELEPHONE CALL	06/28/2024	06/28/2024			\$0.00		Received call from Abby regarding case status. Explained case status and citation that has been issued.
35	126C	RECORDING OF TICKET (CVN) COMPLETED BY COC	06/19/2024			P052278	\$0.00		Recorded on Book: 34277 Page: 4933 TotalPages: 2
36	125EM	E-TICKET ELECTRONICALLY MAILED CERTIFIED	06/18/2024	06/18/2024		P052278	\$0.00		USPS Tracking: 9414814902948160766722
37	124	TICKET MAILED	06/18/2024	06/18/2024		P052278	\$0.00		USPS Tracking: 9414814902948160766722
38	125ES	E-TICKET ELECTRONICALLY SENT TO COC	06/17/2024			P052278	\$0.00		

COUNT	ACTIVITY CODE	DESCRIPTION	ISSUE DATE	ENTRY DATE	FOLLOW UP DATE	TICKET NUMBER	TICKET AMOUNT	SMA DATE	COMMENTS
39	125EA	E-TICKET TO BE SENT FOR CERTIFIED ELECTRONIC MAILING	06/16/2024	06/16/2024	06/17/2024	P052278	\$500.00		System Added due to electronic ticket issue.
40	125E	E-TICKET CREATED	06/16/2024	06/16/2024	06/17/2024	P052278	\$0.00		Recertification Case Imported From GoldKey by PTXA
41	102	COMPLAINT RECEIVED	06/16/2024	06/16/2024	06/17/2024		\$0.00		This case has been initiated based on information received from GoldKey Case F2024014289
42	124A	TICKET TO BE MAILED	06/16/2024	06/16/2024	06/17/2024	P052278	\$500.00		System Added due to electronic ticket issue.
43	126A	TICKET (CVN) TO BE RECORDED	06/16/2024	06/16/2024	06/17/2024	P052278	\$0.00		System Added due to electronic ticket issue.
44	126B	MEMO FOR TICKET (CVN) RECORDING CREATED	06/16/2024	06/16/2024	06/17/2024	P052278	\$0.00		System Added due to electronic ticket issue.

Help and Support

- [Home](https://www.miamidade.gov/global/home.page) (https://www.miamidade.gov/global/home.page)
- [Privacy and Security](https://www.miamidade.gov/global/disclaimer/privacy-and-security.page) (https://www.miamidade.gov/global/disclaimer/privacy-and-security.page)
- [ADA Notice](https://www.miamidade.gov/global/disclaimer/ada-notice.page) (https://www.miamidade.gov/global/disclaimer/ada-notice.page)
- [Disclaimer](https://www.miamidade.gov/global/disclaimer/disclaimer.page) (https://www.miamidade.gov/global/disclaimer/disclaimer.page)
- [About Miami-Dade County](https://www.miamidade.gov/global/disclaimer/about-miami-dade-county.page) (https://www.miamidade.gov/global/disclaimer/about-miami-dade-county.page)

Applications

- [311](https://www.miamidade.gov/global/311/home.page) (https://www.miamidade.gov/global/311/home.page)
- [Mobile Applications](https://www.miamidade.gov/global/mobile-applications.page) (https://www.miamidade.gov/global/mobile-applications.page)
- [GIS](https://gis-mdc.opendata.arcgis.com/) (https://gis-mdc.opendata.arcgis.com/)
 - [Public Records Search](https://www.miamidade.gov/global/publicrecords/search.page) (https://www.miamidade.gov/global/publicrecords/search.page)
 - [Service Index](https://www.miamidade.gov/global/navigation/service-index.page) (https://www.miamidade.gov/global/navigation/service-index.page)

More Information

- [Legal & Notices](https://www.miamidade.gov/global/navigation/legal-ad-index.page) (https://www.miamidade.gov/global/navigation/legal-ad-index.page)
- [Social Media](https://www.miamidade.gov/global/social-media.page) (https://www.miamidade.gov/global/social-media.page)
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- [Calendar](https://www.miamidade.gov/global/calendar/global.page) (https://www.miamidade.gov/global/calendar/global.page)
- [RSS News](https://www.miamidade.gov/global/rss-news.page) (https://www.miamidade.gov/global/rss-news.page)

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Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Conceptual Design



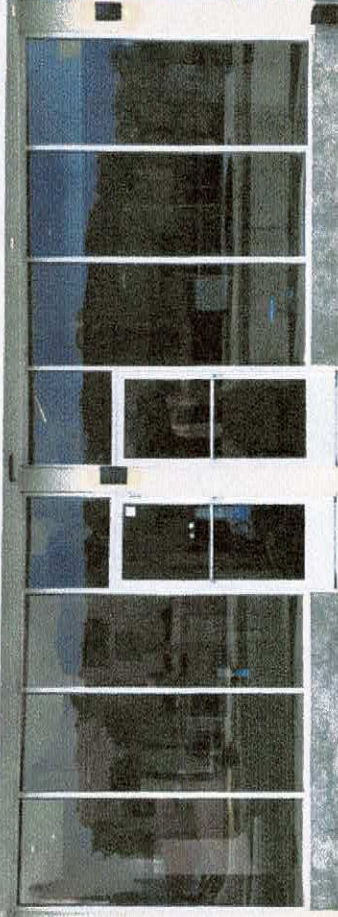
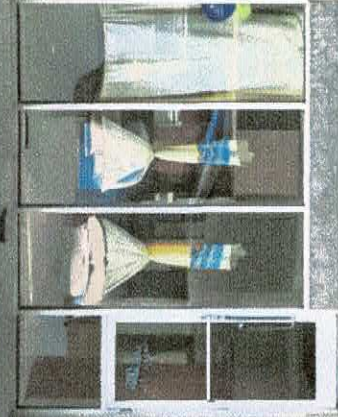
JJ Beauty Shop

HAIR • NAILS • SKIN • WAXING

Market Plus

GROCERIES • PRODUCE • BEVERAGES

SALON SERVICES
• Brazilian Waxing
• Body Massage
• Body Treatments
• Body Wraps
• Body Scrubs
• Body Lotion
• Body Oil
• Body Cream
• Body Butter
• Body Gel
• Body Powder
• Body Spray
• Body Mist
• Body Lotion
• Body Oil
• Body Cream
• Body Butter
• Body Gel
• Body Powder
• Body Spray
• Body Mist



Date: June 29, 2026
To: Board Members of NW 7th Avenue Community Redevelopment Agency
From: Casneve Oupelle, Executive Director 
Subject: Thomas Dental Associates, Inc. Façade Improvement Grant - \$49,770

Recommendation

Staff recommends that the Board of Commissioners approve a Façade Improvement Grant in the amount of \$49,770 to Thomas Dental Associates, Inc., for exterior improvements to its property at 14050 NW 7th Avenue, Miami, FL 33168.

Fiscal Impact

Funding for this grant, not to exceed \$49,770, is available within the CRA's approved budget under the Façade Improvement Grant program allocation.

Delegation of Authority

Upon Board approval, the Executive Director or designee is authorized to execute a grant agreement and all related documents in accordance with program guidelines and the approved agreement, and take all administrative actions necessary to implement the project.

Background

Thomas Dental Associates, Inc. is owned and operated by Thomas Krakauer, D.M.D., and has been in business at 14050 NW 7th Avenue since 1994. The practice provides general dentistry, cosmetic dentistry, oral surgery, and orthodontic services, with 3 employees.

The applicant is the owner of the property and is requesting a Façade Improvement Grant to fund exterior improvements, including removal of security bars and replacement of windows and the front door with impact-resistant glass, new exterior signage and lighting, irrigation and landscaping repairs, and parking lot resurfacing and re-striping.

The Façade Improvement Grant provides up to \$50,000 with no matching fund requirement. The applicant's total project cost is \$49,770, and the applicant is requesting the full amount as the grant award. The requested amount matches the lowest of three submitted contractor bids.

The applicant has submitted three contractor bids in compliance with the program's minimum bid requirement:

Contractor	Bid Amount
Construction Affairs	\$57,800
Pika Construction	\$49,770
BRI	\$54,500

The applicant has disclosed no active code violations and no active liens on the property.

Attachment

Thomas Dental Associates, Inc. Grant Application,

CRA Application Checklist

Applicant Info

First Name: Thomas Last Name: Krakauer Contact No: 305-688-7989

Business Name: Thomas Dental Associates, Inc Email: tbk9800@gmail.com

Project Address: 14050 NW 7th Ave

1. Is address within CRA Boundaries: [X] Yes [] No

2. Type of grant program:

Facade

3. All required documentation:

Yes No N/A

a. Completed Application

x

b. Grant Request Letter (with narrative)

x

c. Property Owner authorization (if applicable)

x

d. Business Information (Local Business Tax & Certificate of Use for applicant and property owner)

x

e. Business Plan for new business (if applicable)

x

f. Grant application Review form

x

g. Printed Property Appraiser for Property

x

h. Printed Sunbiz for applying business

x

i. Printed Property Tax

x

j. Total Project Cost

x

k. Property owner agreement (if applicable)

x

l. Current Pictures of property

x

m. Verification that property is free of liens and violations

x

4. Contractors & Bids

	Bid 1	Bid 2	Bid 3
Sunbiz	Pika LLC	Building & Remodeling, Inc.	Construction Affairs Inc
dbpr	CGC1537031	CGC1515733	
Bid Amount	\$49,770.00	\$54,500.00	\$57,800.00

Comments

Recommendation: Approval | Denial

Reviewed by:

Deanna Kelly

Approved by:

A. Completed Application



COMMERCIAL REVITALIZATION GRANT PROGRAM

Applicant Instructions

To be considered for funding under the CRA Commercial Grant Program, applicants must submit a complete application package, including all required forms and supporting documentation. Incomplete applications will not be reviewed.

To receive grant funds from the CRA, applicants must be registered as a Miami-Dade County vendor prior to payment.

Applicants or an authorized representative are required to attend the CRA Board meeting at which the application is scheduled to be considered.

Application Submission & Review Process

Grant applications will be accepted and reviewed on a rolling basis and prioritized based on alignment with CRA goals, program eligibility, completeness of the application, and availability of funding. Submission date alone does not guarantee funding. All awards are subject to CRA approval.

Completed applications must be submitted to the Agency Grants Administrator via in-person delivery, email, U.S. Mail, or scan.

APPLICATION SUBMISSION DETAILS

Agency Grants Administrator
Neighbors and Neighbors Association, Inc. (NANA)
Grants Coordinator – NW 7 Avenue Community Redevelopment Agency
5120 N.W. 24th Avenue
Miami, FL 33142

Email: uptown7r@nanafl.org

Phone: (305) 756-0805

Fax: (305) 756-6008

CRA Copy (Required):

Grants@nw7avecra.gov

Subject Line: CRA Grant Application – [Business Name]

Application Submission Checklist (All items must be submitted for the application to be considered complete)

General Application Requirements (All Applicants)

- ☒ Completed and signed CRA Commercial Grant Application
- ☒ Copy of valid government-issued photo ID (authorized applicant)
- ☒ Proof of active business registration (Sunbiz printout or equivalent)
- ☒ Copy of Local Business Tax Receipt (current)
- ☐ Copy of Certificate of Use (if applicable)
- ☒ Current Pictures of property

Property Owner Requirements (If applicant is not the property owner)

- ☐ Notarized Property Owner Consent Form
- ☐ Proof of property ownership (deed, tax bill, or property appraiser record)
- ☐ Proof of paid property taxes (current)

Grant-Specific Requirements

Business Attraction & Expansion / Revitalization & Rehabilitation / Façade Improvement Grants

- ☒ Completed Scope of Work section
- ☒ Detailed description of exterior improvements (if applicable)
- ☒ Total Project Cost
- ☒ Minimum of three (3) contractor bids
- ☒ Contractor licenses and insurance documentation
- ☐ Proof of matching funds (required by program guidelines)

Additional Information (If Applicable)

- ☒ Documentation addressing code violations or liens
- ☒ Documentation related to 40-year recertification, including evaluations and cost estimates
- ☒ Any additional documentation required by the CRA

Section I - Contact & Business Information

Instructions: Complete this section with the legal and operational information for the business applying for funding. All information must match official records, including Sunbiz registration, Local Business Tax Receipt, and Certificate of Use, if applicable.

Legal Business Name: **Thomas Dental Associates, Inc.**

Fictitious Name, Trade Name, d/b/a (if any): _____

Business Address: **14050 NW 7th Ave.** City: **Miami** Zip Code: **33168**

Is the property located within the CRA boundaries? ☒ Yes ☐ No

Federal Tax ID Number (EIN): **65-0460023** OR, if Sole Proprietorship, enter your SSN: _____

Business Start Date: **1/11/1994** ☐ Active with State of Florida

Sunbiz Registered Name (if different): _____

Local Business Tax Receipt? ☒ Yes ☐ No

Expiration Date: **09/30/2026**

Certificate of Use ☐ Yes ☐ No

Expiration Date: _____

Section II - Applicant Contact Information

Instructions: Provide contact information for the individual authorized to act on behalf of the business and receive all CRA correspondence related to this application.

Name: **THOMAS KRAKAUER**

Title: **President**

Address: **14050 NW 7th Ave.**

City: **Miami**

Zip Code: **33168**

Phone Number: **(305) 688-7989**

Email Address: **tbh9800@gmail.com**

Section III - Property Owner Information

Instructions: Complete this section if the applicant is not the property owner. Written consent from the property owner is required for all proposed improvements to leased or non-owned property.

Property Owner Name: **N/A**

Is the Applicant also the Property Owner? ☒ Yes ☐ No If no, attach executed Owner Consent Form.

Section III - Property Owner Information (Contd...)

Property Owner Address: 14050 NW 7th Ave.

Property Owner Phone: (305) 688-7989

Property Owner Email: tbh9800@gmail.com

Does this building have any City, County or State Code Violations? ☐ Yes ☒ No

If yes, please attach detailed information to this Application.

Does this building have any local, State or Federal Liens? ☐ Yes ☒ No

If yes, please attach detailed information to this Application.

Is this building subject to 40-year recertification or has received its 40-year recertification? ☒ Yes ☐ No

If yes, please attach detailed information to this Application. If funding is being requested to assist in recertification please provide all documentation including building evaluation, code violations and applicable quotes for scope of work. Proof of matching funds may be required.

Section IV - Business Profile

Instructions: Provide general information about the business, including ownership structure, employment levels, revenue, and a brief description of business operations.

Type of Business: Dental Office

Number of Employees: 3

Full-Time: _____

Part-Time: 3

Business Organization Structure: ☐ Sole Proprietor ☐ LLC ☒ Corporation ☐ Partnership ☐ Non-Profit

Business Ownership Interest of all parties (Attach additional sheet, if needed):

Name: Thomas Krakauer

Interest: 100 %

Name: _____

Interest: _____ %

Gross Annual Revenue: \$ 200,000

Describe your Company's Business operations including products sold and or services provided etc.:

Provides comprehensive dental services that includes:

General Dentistry

Cosmetic Dentistry

Oral Surgery

and Orthodontics

Have you ever received a CRA grant? ☒ Yes ☐ No

If yes, provide details: received grant in 10/22 for new roof, painting exterior of building

Were all prior grants fully completed and compliant? ☒ Yes ☐ No

Community Benefit Statement (Required)

Clearly describe how the proposed project will benefit the business, the surrounding CRA corridor, and the general public. This section is a key factor in the CRA's evaluation of the application.

Please explain how the proposed improvements will benefit (check all that apply)

☒ Improves building appearance

☒ Enhances public safety or security

☒ Improves pedestrian experience

☒ Retains or creates jobs (Number: 3)

☐ Activates vacant or underutilized space

Section V - Grant Information

Select only one grant type. Applicants are responsible for reviewing the Program Guidelines to ensure eligibility and compliance with matching fund requirements.

☐ **Business Attraction & Expansion Grant**

Provides up to \$150,000 for eligible, pre-approved costs related to the relocation, attraction, or expansion of businesses within the CRA Redevelopment Area. This program is intended for businesses new to the CRA or existing businesses expanding their footprint and requires a 50% matching contribution.

☐ **Revitalization & Rehabilitation Grant**

Provides up to \$100,000 in matching funds for interior and exterior improvements to support existing businesses and property owners. The CRA may fund up to 75% of eligible project costs, with a minimum 25% match required.

☒ **Façade Improvement Grant**

Provides financial assistance of up to \$50,000, with no matching requirement, for exterior building improvements that enhance the appearance of properties along the CRA corridor. Eligible improvements may include façade restoration, signage, lighting, and related exterior enhancements.

Describe how the grant funds will be used.

Please refer to the Program Guidelines and provide detail regarding planned business improvements.

Remove security bars from front doors and side windows
 Replace above with impact resistant glass doors and windows
 Repair irrigation system and add new landscaping
 Seal coat parking area and re-stripe parking spots
 Repair exterior signage

Total Project Cost: \$ **49,770.00**

Grant Amount Requested: \$ **49,770.00**

Business Attraction & Expansion / Revitalization & Rehabilitation / Façade Improvement Grant

Complete this section only if applying for one of the construction-related grants listed above. Competitive bids, contractor licensing, and insurance documentation are required.

(Construction & Physical Improvements)

- ☒ Photos of existing conditions (interior and/or exterior, as applicable)
- ☒ One (1) of the following visual concepts (as applicable to the project):
 - ☒ Conceptual rendering
 - ☒ Annotated photographs (markups showing proposed changes)
 - ☐ Vision board / mood board
- ☒ Description of proposed improvements and scope of work
- ☒ Completed Scope of Work checklist
- ☒ Contractor bids (minimum required by program guidelines)
- ☒ Contractor license and insurance documentation
- ☐ Conditional (if applicable and prior to reimbursement):
 - ☐ Final permitted plans
 - ☐ Certificate of Use or zoning approval

Permit-ready or stamped construction drawings are not required at the application stage unless specifically requested by the CRA.

Scope of Work Indicate all improvements proposed:

Improvements	Interior	Exterior	Improvements	Interior	Exterior
Painting	☐	☒	Awnings	☐	☐
Flooring	☐	☐	Security	☐	☒
Lighting	☐	☒	Landscaping	☐	☒
Windows	☐	☒	Remodel / Build-Out	☐	☐
Signage	☐	☒			

Detailed Exterior Improvements

Exterior improvements visible from the public right-of-way are prioritized.

New impact front doors and windows
New landscaping and irrigation system
Seal coated parking area and re-stripped parking spots
Illuminated sign over front entrance

All bids must be attached to the application at the time of submission. Contractors must be properly licensed, insured, and in good standing.

Incomplete applications submitted without the required bids may delay review or be deemed incomplete.

Bid #	Company Name	Bid Amount (\$)	Contractor License #	Contact Name	Phone	Email
1	Construction Affairs	\$ 57,800	061707	J. Kennedy	786-355-3376	jfkenn2002@aol.com
2	Pika Construction	\$ 49,770	1537031	Arturo	786-797-3690	info@pikage.com
3	BRI	\$ 54,500	1515733	J. Beauvoir	305-206-5455	jeffbeauvoir@hotmail.com

Section VI - Applicant Certifications

Review each certification carefully. By signing, the applicant affirms compliance with all program requirements and acknowledges the reimbursement-based nature of the grant.

By signing below, I certify that:

- ☒ All information provided is true and accurate
- ☒ I have read and understand the CRA Grant Program Guidelines
- ☒ No work has commenced prior to CRA approval unless authorized in writing
- ☒ I understand this is a reimbursement-based grant and cash payments are not permitted
- ☒ I understand the CRA will issue no more than four (4) reimbursement payments
- ☒ I understand matching fund requirements must be met prior to reimbursement
- ☒ I understand additional funding requests are not permitted until this grant is closed

X DocuSigned by:
Thomas Krakauer
51728F5180554C0...

Thomas Krakauer
Applicant Name

5/12/2026 | 9:14 AM PDT
Date

Public Records Disclosure & Acknowledgment

This section explains the applicant's rights and obligations under Florida's Public Records Law. Review carefully before signing. Information provided in this application is subject to Chapter 119, Florida Statutes (Public Records Law) and may be disclosed upon request unless otherwise exempt by law. This applies regardless of whether the applicant is approved for funding.

By signing below, the applicant acknowledges and agrees that:

- The NW 7th Avenue Corridor Community Redevelopment Agency ("CRA") is not required to withhold, defend, or assert any exemption for information submitted in connection with this application.
- The CRA is not required to provide notice that a public records request has been made.
- The applicant agrees to release, indemnify, and hold harmless the CRA, its Board members, officers, employees, agents, successors, and assigns from any liability arising from compliance with public records laws or from participation in the CRA grant program.

Notice Regarding Collection of Social Security Number

Pursuant to Section 119.071(5), Florida Statutes, a Social Security Number may be collected only if required for program eligibility, including verification for applicants applying as a sole proprietor. Any Social Security Number collected will be used solely for authorized governmental purposes.

 DocuSigned by:
Thomas Krakauer
51728F5180554C0...

Signature

Thomas Krakauer
Applicant Name

5/12/2026 | 9:14 AM PDT
Date

Florida

DRIVER LICENSE

1 KRAKAUER

2 THOMAS B

3 322 BUCHANAN ST PM C8

4 HOLLYWOOD FL 33019-1201

5 DOB 11/06/1957

6 SEX M

7 SAFE DRIVER

8 EXP 11/06/2026

9 HGT 5'-11"

10 REST A

11 END NONE

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B. Grant Request Letter

(with narrative)

**Thomas Dental Associates
14050 NW 7th Avenue
Miami, Florida 33168**

May 12, 2026

Re: Grant Request Letter—Commercial Revitalization Grant Program

To Whom It May Concern,

On behalf of Thomas Dental Associates, I am writing to formally request funding assistance through the Commercial Revitalization Program—Facade Improvement for the property located at 14050 NW 7th Avenue in Miami, Florida.

The purpose of this request is to enhance the exterior appearance and functionality of our property, contributing to the overall revitalization of the corridor. The proposed improvements include the following:

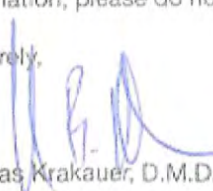
1. Removing the security bars from the existing windows and front door entry and replacing said windows and door with impact resistant glass.
2. Replacing the existing signage and adding exterior lighting.
3. Repairing the irrigation system and adding new landscaping.

These enhancements will not only benefit our business but will also support the broader goals of the Community Redevelopment Agency by promoting economic development, attracting customers, and strengthening the visual character of the area.

Enclosed are the required supporting documents for your review and consideration.

Thank you for your time and consideration. Should you require any additional information, please do not hesitate to call me.

Sincerely,



Thomas Krakauer, D.M.D.
Owner
Thomas Dental Associates
305-688-7989
td14050@gmail.com

D. Business Information
(Local Business Tax & Certificate of
Use for applicant and property
owner)

Local Business Tax Receipt

Miami-Dade County Office of The TaxCollector

-THIS IS NOT A BILL - DO NOT PAY

3308418

BUSINESS NAME/LOCATION
KRAKAUER THOMAS B DMD
14050 NW 7TH AVE
MIAMI, FL 33168-6809

RECEIPT NO.
RENEWAL
3446564



OWNER
KRAKAUER THOMAS B DMD

SEC. TYPE OF BUSINESS
212 PROFESSIONAL

DN0009652



EXPIRES
SEPTEMBER 30, 2026

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

**PAYMENT RECEIVED
BY TAX COLLECTOR**
100.00 07/03/2025
PTBTE-25-289597



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

G. Printed Property Appraiser for Property



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 04/24/2026

PROPERTY INFORMATION	
Folio	30-2123-012-0140
Property Address	14050 NW 7 AVE MIAMI, FL 33168-0000
Owner	THOMAS DENTAL ASSOC INC
Mailing Address	14050 NW 7 AVE MIAMI, FL 33168-6809
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	3,437 Sq.Ft
Living Area	3,437 Sq.Ft
Adjusted Area	3,437 Sq.Ft
Lot Size	7,000 Sq.Ft
Year Built	1954



ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$224,000	\$210,000	\$210,000
Building Value	\$165,000	\$170,000	\$160,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$389,000	\$380,000	\$370,000
Assessed Value	\$389,000	\$380,000	\$370,000

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION
 HIGHVIEW GARDENS SEC C
 PB 45-43
 LOT 2 BLK 12
 LOT SIZE 70.000 X 100
 OR 17085-3069 0196 1

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$389,000	\$380,000	\$370,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$389,000	\$380,000	\$370,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$389,000	\$380,000	\$370,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
01/01/1996	\$180,000	17085-3069	Sales which are qualified

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

H. Printed Sunbiz for applying business



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Street Address](#) /

Detail by Street Address

Florida Profit Corporation
THOMAS DENTAL ASSOCIATES, INC.

Filing Information

Document Number P94000002441
FEI/EIN Number 65-0460023
Date Filed 01/11/1994
State FL
Status ACTIVE

Principal Address

14050 NW 7TH AVE
MIAMI, FL 33168

Changed: 04/29/1996

Mailing Address

14050 NW 7TH AVE
MIAMI, FL 33168

Changed: 05/05/2003

Registered Agent Name & Address

KRAKAUER, THOMAS
14050 NW 7TH AVENUE
MIAMI, FL 33168

Name Changed: 02/22/2011

Address Changed: 05/05/2003

Officer/Director Detail

Name & Address

Title P

THOMAS KRAKAUER
14050 NW 7 AVENUE
MIAMI, FL 33168

Annual Reports

Report Year	Filed Date
2024	01/30/2024
2025	02/10/2025
2026	02/18/2026

Document Images

02/18/2026 -- ANNUAL REPORT	View image in PDF format
02/10/2025 -- ANNUAL REPORT	View image in PDF format
01/30/2024 -- ANNUAL REPORT	View image in PDF format
01/23/2023 -- ANNUAL REPORT	View image in PDF format
01/29/2022 -- ANNUAL REPORT	View image in PDF format
02/08/2021 -- ANNUAL REPORT	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
02/28/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
01/08/2017 -- ANNUAL REPORT	View image in PDF format
01/27/2016 -- ANNUAL REPORT	View image in PDF format
03/02/2015 -- ANNUAL REPORT	View image in PDF format
01/28/2014 -- ANNUAL REPORT	View image in PDF format
02/26/2013 -- ANNUAL REPORT	View image in PDF format
03/07/2012 -- ANNUAL REPORT	View image in PDF format
02/22/2011 -- ANNUAL REPORT	View image in PDF format
03/30/2010 -- ANNUAL REPORT	View image in PDF format
04/19/2009 -- ANNUAL REPORT	View image in PDF format
04/25/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
03/25/2005 -- ANNUAL REPORT	View image in PDF format
04/12/2004 -- ANNUAL REPORT	View image in PDF format
05/05/2003 -- ANNUAL REPORT	View image in PDF format
02/13/2002 -- ANNUAL REPORT	View image in PDF format
05/02/2001 -- ANNUAL REPORT	View image in PDF format
05/10/2000 -- ANNUAL REPORT	View image in PDF format
04/29/1999 -- ANNUAL REPORT	View image in PDF format
04/29/1998 -- ANNUAL REPORT	View image in PDF format
03/27/1997 -- ANNUAL REPORT	View image in PDF format
04/29/1996 -- ANNUAL REPORT	View image in PDF format
04/25/1995 -- ANNUAL REPORT	View image in PDF format

I. Printed Property Tax

[illegible]

J. Total Project Cost

FAÇADE IMPROVEMENT PROJECT

Business Name: Thomas Dental Associates, Inc.
Owner Name: Thomas Krakauer
Project Address: 14050 NW 7th Ave
Miami, FL 33168
Business Phone: (305) 688-7989



PROJECT OVERVIEW

This project supports minor façade improvements intended to revitalize this section of the commercial corridor and assist in the removal of blight. Improvements are designed to enhance building exteriors, strengthen the business environment, and improve the overall appearance of the corridor.

PROJECT SCOPE

Based on our onsite visit, the following improvements were identified as areas that could help enhance the property's exterior. These items will help guide the contractor proposals:

1. Door / Window Replacement

Remove existing doors and security bars and install impact-rated doors and windows.

2. Landscaping Improvements

Provide water access/irrigation and update landscaping to enhance the property frontage.

3. Signage Replacement

Replace the current signage with updated exterior signage.

4. Exterior Lighting (Optional)

Exterior lighting may be included if funding remains available

*All proposed improvements should comply with applicable building codes and permitting requirements.

CONTRACTOR QUOTES

To help us move forward with preparing the project package for review, we will need to obtain three (3) quotes from licensed general contractors. These quotes allow us to present a complete package for consideration.

CONCEPTUAL DESIGN

As part of the package submitted for review, we will also include a conceptual design to show a visual representation of the property before and after the proposed improvements.

ESTIMATE

PIKA LLC

8750 NW 36th St

Miami, FL 33178

Info@pikagc.com

+1 (786) 797-3690

www.pikagc.com



Thomas Dental Associates Inc

Bill to

Thomas Dentist Associates Inc

14050 NW 7th Ave

Miami, FL 33168

Ship to

Thomas Dental Associates Inc

14050 NW 7th Ave

Miami, FL 33168

Estimate details

Estimate no.: 1126

Estimate date: 03/06/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Impact Windows & Doors Materials	- ES-8000-STORFRONT: 5- 16 x 95 Fixed panel 1- 74 x 85 Doble French Doors 2- 26 x 85 Fixed panel 1- 126 x 34 Fixed panel Pricing includes: - Shop Drawings - Permit fees - Permit running - Unmounting & Installation of existing and new windows and doors	1	\$27,915.00	\$27,915.00
2.	Exterior Wall Stucco	Application of exterior stucco to facade (for only the two street exposed walls) *Not including the brick accents	1	\$11,925.00	\$11,925.00
3.	Exterior Paint	1 coat of primer application and 2 coats of paint (materials and labor included) *Client to decide color, paint must be from PPG or Sherwin Williams. Parking lines to be re-painted white (materials and labor included) Coat for asphalt on all parking area	1	\$5,750.00	\$5,750.00
4.	Landscape	Installation of new sod and new mush for the building's front. (Client to decide mush color)	1	\$4,180.00	\$4,180.00

Note to customer

PIKA, LLC includes the removal of trash from this scope in this proposal

Total

\$49,770.00

Accepted date

Accepted by

Local Business Tax Receipt

Miami-Dade County Office of The TaxCollector

-THIS IS NOT A BILL - DO NOT PAY

7404996

BUSINESS NAME/LOCATION
PIKA LLC
8750 NW 36TH ST STE 475
DORAL, FL 33178-2414

RECEIPT NO.
RENEWAL
7702208



OWNER
CENTRUM DORAL OWNER LLC

SEC. TYPE OF BUSINESS
213 SERVICE BUSINESS

Employee(s) 5



EXPIRES
SEPTEMBER 30, 2026

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

PAYMENT RECEIVED
BY TAX COLLECTOR

45.00 07/18/2025
PTBTC-25-128195



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



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Detail by Entity Name

Florida Limited Liability Company
PIKA, LLC

Filing Information

Document Number	L24000068559
FEI/EIN Number	35-2841517
Date Filed	02/06/2024
Effective Date	02/06/2024
State	FL
Status	ACTIVE

Principal Address

8750 NW 36TH ST
475
MIAMI, FL 33178

Mailing Address

8750 NW 36TH ST
475
MIAMI, FL 33178

Registered Agent Name & Address

KASABDJI, JORGE E
8750 NW 36TH ST
475
MIAMI, FL 33178

Authorized Person(s) Detail

Name & Address

Title MGR

KASABDJI, JORGE E
8750 NW 36TH ST, 475
MIAMI, FL 33178

Title MGR

PINO, ARTURO E
8750 NW 36TH ST, 475
MIAMI, FL 33178

Annual Reports

Report Year	Filed Date
2025	04/25/2025
2026	03/24/2026

Document Images

03/24/2026 -- ANNUAL REPORT	View image in PDF format
04/25/2025 -- ANNUAL REPORT	View image in PDF format
02/06/2024 -- Florida Limited Liability	View image in PDF format



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LICENSEE DETAILS

2:51:22 PM 5/11/2026

Licensee Information

Name: **MALDONADO, ALEJANDRO (Primary Name)**
PIKA, LLC (DBA Name)
Main Address: **8750 NW 36 ST**
STE. 875
DORAL Florida 33178
County: **DADE**
License Location: **8750 NW 36TH STREET #475**
MIAMI FL 33148
County: **DADE**

License Information

License Type: **Certified General Contractor**
Rank: **Cert General**
License Number: **CGC1537031**
Status: **Current,Active**
Licensure Date: **10/23/2024**
Expires: **08/31/2026**

Special Qualifications

Qualification Effective

Construction Business **10/23/2024**

Alternate Names

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850.487,1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our [Chapter 455](#) page to determine if you are affected by this change.



BUILDING & REMODELING, INC.
16515 SW 104TH Ct, Miami, FL 33157
305-206-5455 (Business) 305-255-0460 (Fax)
jeffbeauvoir@hotmail.com
CG-C 1515733 - Licensed & Insured

Proposal
March 9, 2026

Mr Thomas Krakauer
14050 Nw 7 Ave
Miami Fl

Facade renovation at property above

- Install storefront impact resistant windows and door
- Repair both signage (Thomas Dental)
- Re paint black asphalt on parking lot and paint parking spots
- Add new landscaping and sprinkler system connect to city water

TOTAL FEES: \$54,500.00

Failure to pay above amount may result in legal action against you, including liens placed on the above mentioned property, in which case client will be responsible for payments of Attorney fees, costs and interest associated with the enforcement of this contract.

By signing below, client agrees to proposal, project cost and payment structure as itemized above.

Respectfully submitted,

Jeffrey Beauvoir
CGC#1515733

Mr Thomas Krakauer



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Florida Profit Corporation
BUILDING & REMODELING, INC.

Filing Information

Document Number	P09000065910
FEI/EIN Number	27-0674390
Date Filed	08/05/2009
Effective Date	08/04/2009
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/01/2021

Principal Address

16515 sw 104 ct
MIAMI, FL 33157

Changed: 01/21/2022

Mailing Address

16515 sw 104ct
MIAMI, FL 33157

Changed: 01/21/2022

Registered Agent Name & Address

BEAUVOIR, JEFFREY
16515 sw 104ct
MIAMI, FL 33157

Name Changed: 10/01/2021

Address Changed: 01/21/2022

Officer/Director Detail

Name & Address

Title P

BEAUVOIR, JEFFREY

16515 sw 104 ct

MIAMI, FL 33157

Title VP

Beauvoir , Jeffrey

16515 sw 104 ct

MIAMI, FL 33157

Annual Reports

Report Year	Filed Date
2024	03/19/2024
2025	03/17/2025
2026	04/23/2026

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03/08/2023 -- ANNUAL REPORT	View image in PDF format
01/21/2022 -- ANNUAL REPORT	View image in PDF format
10/01/2021 -- REINSTATEMENT	View image in PDF format
03/02/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- ANNUAL REPORT	View image in PDF format
02/28/2018 -- ANNUAL REPORT	View image in PDF format
04/25/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- ANNUAL REPORT	View image in PDF format
04/27/2015 -- ANNUAL REPORT	View image in PDF format
02/26/2014 -- ANNUAL REPORT	View image in PDF format
03/03/2013 -- ANNUAL REPORT	View image in PDF format
03/05/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- ANNUAL REPORT	View image in PDF format
01/08/2010 -- ANNUAL REPORT	View image in PDF format
08/05/2009 -- Domestic Profit	View image in PDF format



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LICENSEE DETAILS

3:58:35 PM 5/11/2026

Licensee Information

Name: **BEAUVOIR, JEFFREY (Primary Name)**
BUILDING & REMODELING INC (DBA Name)
Main Address: **1651 SW 104TH CT**
MIAMI Florida 33157
County: **DADE**

License Information

License Type: **Certified General Contractor**
Rank: **Cert General**
License Number: **CGC1515733**
Status: **Current,Active**
Licensure Date: **07/03/2008**
Expires: **08/31/2026**

Special Qualifications

Construction Business **07/03/2008**

Alternate Names

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CONSTRUCTION AFFAIRS INC

10203 SW 184 Street Miami , Florida 33157

Phone: 786 355 3376, 786 355 5688

Email : jfkenn2002@aol.com

RE: Bid for work to be performed at;

Thomas Dental NE 7th Ave Miami, Florida

Scope:

Remove iron grill from five windows.

Remove and replace five fixed glass windows with impact rated windows.

Remove iron grill at front/ entry door.

Remove and replace commercial entry door with new impact rated glass door with sidelights. Provide and install new hardware if old hardware is not re-usable.

Repairs interior and exterior walls after existing windows and door are removed.

Paint repaired areas to match existing.

Provide material to repair sprinkler system at east side of building.

Excavate old sprinkler lines to assess and access the work.

Remove old sign from building.

Provide and install new lighted sign for the business.

Clean parking lot and asphalted north side of the property.

Provide material and apply one layer of seal coat.

Re-stripe parking spaces and paint bumper stops.

Provide container. Clean the work site and dump all debris.

Provide drawing to show window layout on the building.

Provide product approval for windows and door.

Provide calculations for openings.

Present drawing and permit application for the work that needs to be done.

Expedite permitting process.

Subtotal cost of the work listed here-in is\$47,500.00

Overhead and profit 20%.....\$ 9,500.00

TOTAL COST TO DO THE WORK INCLUDED IS\$57,800.00

All work will be done in a timely and professional manner. Site will be cleaned at the end of each work day.

Thanks for your interest in working with Construction Affairs Inc. We appreciate the patronage.

John Kennedy/COO



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Detail by Entity Name

Florida Profit Corporation
CONSTRUCTION AFFAIRS, INC.

Filing Information

Document Number	P00000086165
FEI/EIN Number	65-1039792
Date Filed	09/12/2000
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	08/27/2017

Principal Address

14041 SW 54 Street
Miramar, FL 33027

Changed: 01/14/2026

Mailing Address

14041 SW 54 Street
Miramar, FL 33027

Changed: 02/19/2025

Registered Agent Name & Address

Allen, Walcott
17405 SW 108 Ct
Miami, FL 33157

Name Changed: 05/30/2019

Address Changed: 05/30/2019

Officer/Director Detail

Name & Address

Title General Secretary

Allen, Walcott
17405 SW 108 Ct
Miami, FL 33157

Title COO

Kennedy, John
14041 Sw 54 Street
Miramar, FL 33027

Title President

Kennedy, Nikita
14041 SW 54 Street
Miramar, FL 33027

Annual Reports

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04/06/2021 -- ANNUAL REPORT	View image in PDF format
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05/30/2019 -- ANNUAL REPORT	View image in PDF format
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08/27/2017 -- REINSTATEMENT	View image in PDF format
10/21/2015 -- REINSTATEMENT	View image in PDF format
02/06/2014 -- ANNUAL REPORT	View image in PDF format
11/19/2013 -- REINSTATEMENT	View image in PDF format
07/23/2012 -- REINSTATEMENT	View image in PDF format
08/16/2010 -- ADDRESS CHANGE	View image in PDF format
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10/08/2008 -- REINSTATEMENT	View image in PDF format
01/30/2008 -- Reg. Agent Change	View image in PDF format
08/07/2007 -- REINSTATEMENT	View image in PDF format
03/18/2003 -- REINSTATEMENT	View image in PDF format
05/18/2001 -- ANNUAL REPORT	View image in PDF format
09/12/2000 -- Domestic Profit	View image in PDF format

L. Current Pictures of property





M. Verification that property is free
of liens and violations

CITATION INFORMATION

Citation No.: 2024 - P051390

Issue Date: 5/18/2024

Status: ** OPEN **

Total Due: \$0.00

Violator: THOMAS DENTAL ASSOC INC

Folio: 30-2123-012-0140

Mailing Address: 14050 NW 7 AVE

City: MIAMI

State: FL

Zip: 33168

Code Section: 8-11(F)

Description: FAILURE TO OBTAIN A BUILDING RECERTIFICATION

Issuing Department: 20 BUILDING AND NEIGHBORHOOD COMPLIANCE (786) 315-2424

VIOLATION INFORMATION

Violation Date: 5/18/2024

Repeat Violation: NO

Violation Time: 05:21 A M

Comply Due Date: 6/17/2024

Violation Location: 14050 NW 7 AVE

Complied Date:

Inspector: 331 ESTOPINAN,
PEDRO

Appeal Filed: 6/ 6/2024

Serve Method: BY MAIL

Appeal Due Date:

Serve Date:

Lien Placed:

Penalty Must be Paid by: 6/17/2024

Lien Satisfied:

HEARING INFORMATION

03/19/2025 @ 10:00 AM

Hearing Date & Time:

11805 S.W. 26 ST
CONFERENCE ROOM NC BUILDING DEPARTMENT
MIAMI FLORIDA

Hearing Location:

PARTIES

Name	Type	Address
THOMAS DENTAL ASSOC INC	VIOLATOR	14050 NW 7 AVE MIAMI FL 33168

Activities History for Case Number B2024014292

As of Friday, April 24, 2026

COUNT	ACTIVITY CODE	DESCRIPTION	ISSUE DATE	ENTRY DATE	FOLLOW UP DATE	TICKET NUMBER	TICKET AMOUNT	SMA DATE	COMMENTS
1	APNA	ASSESSMENT HEARING APPEAL FILED	07/14/2025	07/16/2025		P051390	\$0.00		SEFA Entry Date: 7/14/2025
2	114A	WRITTEN COMMUNICATION	07/09/2025	07/09/2025			\$0.00		LSPIC email from/to Thomas Krakauer regarding pre-lien settlement.
3	147	NON-COMPLIANCE AFFIDAVIT FOLLOW-UP INSPECTION REQUESTED	07/07/2025	07/07/2025	08/06/2025	P051390	\$0.00		
4	133	VIOLATION CORRECTED	07/07/2025	07/07/2025			\$0.00		Building Recertification reports approved. CVN paid. Settlement of accumulated penalties is pending.
5	711BR	BUILDING RECERTIFICATION REPORTS APPROVED	07/03/2025	07/03/2025	07/03/2025		\$0.00		Electrical Report Approved in GoldKey.
6	NTNA	NOTICE OF ASSESSMENT OF CONTINUING PENALTIES	06/26/2025	06/27/2025		P051390	\$0.00		SEFA Entry Date: 8/26/2025
7	114A	WRITTEN COMMUNICATION	06/25/2025	06/25/2025			\$0.00		GOLDKEY-Electrical Recertification Disapproved
8	137	NON-COMPLIANCE AFFIDAVIT	06/25/2025	06/25/2025		P051390	\$0.00		Failure to obtain a Building Recertification. CVN paid
9	137B	NON-COMPLIANCE AFFIDAVIT ELECTRONICALLY SENT	06/25/2025	06/25/2025	06/25/2025	P051390	\$0.00		
10	157	POST HEARING INSPECTION REQUESTED	03/31/2025	03/31/2025	04/29/2025		\$0.00		
11	161	STATUS HEARING WITHDRAWN	03/20/2025	03/03/2025	03/30/2025	P051390	\$0.00		APPEAL WITHDRAWN 02/28/2025. NEW COMPLIANCE DATE 03/30/2025.
12	719BR	BUILDING RECERTIFICATION DOCUMENT(S) RECEIVED FROM PROPERTY OWNER(S).	02/26/2025	02/26/2025	02/26/2025		\$0.00		Building Recertification Documents Received in GoldKey.

COUNT	ACTIVITY CODE	DESCRIPTION	ISSUE DATE	ENTRY DATE	FOLLOW UP DATE	TICKET NUMBER	TICKET AMOUNT	SMA DATE	COMMENTS
27	135	TICKET APPEALED	06/06/2024	06/11/2024		P051390	\$0.00		
28	124	TICKET MAILED	05/22/2024	05/22/2024		P051390	\$0.00		USPS Tracking: 9414814902948160732178
29	126C	RECORDING OF TICKET (CVN) COMPLETED BY COC	05/22/2024			P051390	\$0.00		Recorded on Book: 34236 Page: 328 TotalPages: 2
30	125EM	E-TICKET ELECTRONICALLY MAILED CERTIFIED	05/22/2024	05/22/2024		P051390	\$0.00		USPS Tracking: 9414814902948160732178
31	125ES	E-TICKET ELECTRONICALLY SENT TO COC	05/20/2024			P051390	\$0.00		
32	125EA	E-TICKET TO BE SENT FOR CERTIFIED ELECTRONIC MAILING	05/18/2024	05/18/2024	05/19/2024	P051390	\$500.00		System Added due to electronic ticket issue.
33	126A	TICKET (CVN) TO BE RECORDED	05/18/2024	05/18/2024	05/19/2024	P051390	\$0.00		System Added due to electronic ticket issue.
34	126B	MEMO FOR TICKET (CVN) RECORDING CREATED	05/18/2024	05/18/2024	05/19/2024	P051390	\$0.00		System Added due to electronic ticket issue.
35	124A	TICKET TO BE MAILED	05/18/2024	05/18/2024	05/19/2024	P051390	\$500.00		System Added due to electronic ticket issue.
36	125E	E-TICKET CREATED	05/18/2024	05/18/2024	05/19/2024	P051390	\$0.00		Recertification Case Imported From GoldKey by PTXA
37	102	COMPLAINT RECEIVED	05/18/2024	05/18/2024	05/19/2024		\$0.00		This case has been initiated based on information received from GoldKey Case F2024014292

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- Disclaimer (https://www.miamidade.gov/global/disclaimer/disclaimer.page)
- About Miami-Dade County (https://www.miamidade.gov/global/disclaimer/about-miami-dade-county.page)
- 311 Home Page (https://www.miamidade.gov/global/311/home.page)
- Mobile Applications (https://www.miamidade.gov/global/mobile-applications.page)
- Open Data (https://gis-mdc.opendata.arcgis.com/)

Conceptual Design





RESOLUTION NO. CRA-21-2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE LETTER OF INTENT TO LEASE OFFICE SPACE LOCATED AT 15383 NW 7TH AVENUE, MIAMI, FLORIDA 33169; AUTHORIZING THE EXECUTIVE DIRECTOR AND CRA ATTORNEY TO NEGOTIATE, FINALIZE, EXECUTE AND DELIVER A LEASE AGREEMENT FOR THE OFFICE SPACE LOCATED AT 15383 NW 7TH AVENUE, MIAMI, FLORIDA 33169; AUTHORIZING THE EXECUTIVE DIRECTOR AND CRA ATTORNEY TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE LEASE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Northwest 7th Avenue Corridor Redevelopment Agency (the “CRA”) desires to lease office space located at 15383 NW 7th Avenue, Miami, Florida 33169 as dedicated office space within the Community Redevelopment Area to better serve the community, support staff operations, and provide a consistent, accessible location for resident and business engagement; and

WHEREAS, the CRA staff has received and reviewed a Letter of Intent from the owner of the property located at 15383 NW 7th Avenue, Miami, Florida 33169 (the “Property”) in the form attached hereto as Exhibit “A” and recommends that the Board of Commissioners (a) approve the Letter of Intent (b) authorize the Executive Director to execute the Letter of Intent and (c) authorize the Executive Director and CRA attorney to negotiate, finalize, execute and deliver a Lease Agreement with the owner of the Property; and

WHEREAS, the Board of Commissioners of the CRA desires to (a) approve the Letter of Intent (b) authorize the Executive Director to execute the Letter of Intent and (c) authorize the Executive Director and CRA attorney to negotiate, finalize, execute and deliver a Lease Agreement with the owner of the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY:

Section 1. Recitals. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. Approval of Letter of Intent. The Letter of Intent in the form attached hereto as Exhibit “A” is hereby approved.

Section 3. Execution and Delivery of Letter of Intent. The Executive Director is hereby authorized to execute and deliver the Letter of Intent with the owner of the Property.

Section 4. Negotiation and Finalization of Lease Agreement. The Executive

Director and NLCRA Attorney are hereby authorized to negotiate and finalize the Lease Agreement with the owner of the Property.

Section 5. **Execution and Delivery of Lease Agreement.** The Executive Director is hereby authorized to execute and deliver the Lease Agreement with the owner of the Property.

Section 6. **Implementation of Lease Agreement.** The Executive Director is hereby authorized to take all action necessary to implement the terms of the Lease Agreement with the owner of the Property and to exercise all provisions contained therein, including cancellation, termination and amendment provisions.

Section 7. **Effective Date.** This Resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 29th day of June, 2026.

Rasha Cameau, MBA FRA-RP
Chair

ATTEST:

Nadeige Theresias-Joisil, MS Ed
Secretary

APPROVED AS TO LEGAL SUFFICIENCY

Steven W. Zelkowitz, P.A.
CRA Attorney

SPONSORED BY: ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Chair Rasha Cameau, MBA FRA-RP

_____ (Yes) _____ (No)

Vice Chair Jeffy Mondesir, BBA

_____ (Yes) _____ (No)

Board Member Gene Lomando, BS

_____ (Yes) _____ (No)

Board Member Daniella Pierre, MSHRM

_____ (Yes) _____ (No)

Board Member Angela Reyes, M.TX.

_____ (Yes) _____ (No)

Board Member Nadeige Theresias-Joisil, MS Ed

_____ (Yes) _____ (No)

Date: June 29, 2026
To: Board Members of NW 7th Avenue Community Redevelopment Agency
From: Casneve Oupelle, Executive Director 
Subject: Approval of Letter of Intent for CRA Office Space at 15383 NW 7th Avenue, Miami, FL 33169

Recommendation

Staff recommends that the Board of Commissioners approve the Letter of Intent to lease office space at 15383 NW 7th Avenue, Miami, FL 33169, and authorize the Executive Director to execute the Letter of Intent and proceed with preparation of a final Lease Agreement on the terms outlined below.

Fiscal Impact

The CRA's approved budget includes funding for office furniture but did not anticipate or include funding for lease/rent expenses, as office space was originally intended to be addressed through the business incubator program, which is currently on hold. Estimated first-year cost of occupancy at 15383 NW 7th Avenue is approximately \$42,000 in base rent.

Staff will address the resulting budget adjustment, including any corresponding change to the business incubator allocation, through the CRA's year-end budget amendment process.

Delegation of Authority

Upon Board approval, the Executive Director or designee is authorized to execute the Letter of Intent, negotiate and finalize the terms of the Lease Agreement consistent with the terms above, and take all administrative actions necessary to implement the lease, including execution of the final Lease Agreement upon legal counsel review.

Background

The CRA requires a dedicated office space within the redevelopment area to better serve the community, support staff operations, and provide a consistent, accessible location for resident and business engagement. Staff has identified 15383 NW 7th Avenue as a suitable location and has negotiated proposed lease terms with the property owner.

Proposed Lease Terms

- **Base Rent:** \$3,500.00 per month
- **Lease Term:** Two (2) years, with an option to continue a month-to-month basis following the initial term until the CRA secures a permanent office location.
- **Lease Structure:** Modified Gross Lease. The CRA will be responsible for electricity, telecommunications/internet, and interior maintenance. The Landlord will be responsible for property taxes, property insurance, water service, building systems/structural components, and exterior maintenance.
- **Annual Rent Increases:** Base Rent will increase 3% annually on each anniversary of the Lease Commencement Date.

- **Rent Abatement:** One (2) month of rent abatement following lease execution and delivery of possession, to allow for tenant improvements, furniture installation, technology implementation, and occupancy preparation.
- **Alterations and Improvements:** The CRA may make non-structural interior improvements at its sole expense, subject to Landlord approval and applicable permitting.

Attachment

LOI



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 06/25/2026

PROPERTY INFORMATION	
Folio	30-2113-003-0010
Property Address	15383 NW 7 AVE MIAMI, FL 33169-0000
Owner	ALINE E LA FORTUNE
Mailing Address	15383 NW 7 AVE NORTH MIAMI, FL 33169
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	3,369 Sq.Ft
Living Area	3,369 Sq.Ft
Adjusted Area	3,290 Sq.Ft
Lot Size	8,330 Sq.Ft
Year Built	1972

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$266,560	\$374,850	\$249,900
Building Value	\$154,025	\$154,025	\$144,398
Extra Feature Value	\$9,247	\$9,289	\$9,331
Market Value	\$429,832	\$538,164	\$403,629
Assessed Value	\$429,832	\$443,991	\$403,629

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction		\$94,173	

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

SHORT LEGAL DESCRIPTION	
13 52 41	
BRANDON PARK SEC A PB 34-77	
LOTS 1 TO 4 INC LESS ALL THAT PT	
OF LOT 1 LYING N OF THE S LINE OF	
S BISC RIV DR BLK 2	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$429,832	\$443,991	\$403,629
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$429,832	\$538,164	\$403,629
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$429,832	\$443,991	\$403,629

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/30/2019	\$188,000	31748-2352	Corrective, tax or QCD; min consideration
05/02/2014	\$0	29162-0946	Corrective, tax or QCD; min consideration
04/13/2012	\$100	28970-4162	Corrective, tax or QCD; min consideration
10/25/2012	\$100	28467-4981	Corrective, tax or QCD; min consideration

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

INTENT TO LEASE COMMERCIAL PROPERTY

June 1, 2026

This Letter of Intent represents the basic business terms proposed between Landlord and Tenant. Following acceptance of these terms, the parties intend to negotiate and execute a mutually acceptable Lease Agreement.

Prepared by:

Jonell Matthews
Sales Associate
Elite Realty Partners, Inc.

Landlord:

Aline E. La Fortune

Property Address:

15383 NW 7th Avenue
Miami, Florida 33169

Tenant:

Northwest 7th Avenue Corridor Community Redevelopment Agency (CRA)

Authorized Signatory:

Khass Oupelle, Executive Director

1. PREMISES

Approximately 1,350 rentable square feet of office space located at 15683 NW 7th Avenue, Miami, Florida 33169.

2. USE

Administrative headquarters and office operations for the Northwest 7th Avenue Corridor CRA.

3. LEASE TERM

Initial Term: Commencing upon full execution of the Lease and continuing through September 30, 2028.

Renewal Option: One (1) additional option to extend the Lease through September 30, 2029, upon mutually acceptable terms.

Holdover: Tenant requests the opportunity to discuss a short-term month-to-month holdover arrangement following expiration of the extension term if additional time is required to transition to a permanent location.

4. RENT COMMENCEMENT DATE

The Lease shall commence upon full execution of the Lease by both parties.

Tenant shall receive immediate possession following Lease execution for purposes of improvements, furniture installation, technology implementation, and occupancy preparation.

5. BASE RENT

Monthly Base Rent: \$3,500.00

Lease Structure:

Gross Lease.

Tenant shall be responsible for:

- Electricity
- Telecommunications and internet services
- Interior maintenance and upkeep

Landlord shall be responsible for:

- Property taxes
- Property insurance
- Water service
- Building systems and structural components
- Exterior maintenance

Subject to Lease language.

6. RENT ABATEMENT

Tenant requests two (2) months of rent abatement following Lease execution and delivery of possession to allow for tenant improvements, office buildout, furniture installation, technology implementation, and occupancy preparation.

7. SECURITY DEPOSIT

Security Deposit and any prepaid rent requirements shall be negotiated and memorialized in the final Lease Agreement.

Tenant shall advise any customary governmental payment procedures, advance funding arrangements, or board-authorized payment structures customarily utilized by the CRA.

8. OCCUPANCY

Tenant anticipates commencing operations following completion of improvements and office setup.

9. TENANT IMPROVEMENTS

Tenant shall be responsible for funding and completing all interior improvements, including but not limited to:

- Interior painting
- Minor cosmetic upgrades
- Furniture installation
- Technology infrastructure
- Security systems
- Conference room technology
- Office buildout improvements

All improvements shall be subject to Landlord approval and applicable governmental requirements.

10. SIGNAGE

Tenant shall have the right to install organizational signage subject to Landlord approval and compliance with applicable governmental regulations and permitting requirements.

11. PARKING

Tenant shall have access to existing on-site parking for employees, visitors, and guests.

12. PROPERTY ENHANCEMENT OPPORTUNITY

Tenant has advised that the Property may qualify for participation in the Northwest 7th Avenue CRA Commercial Facade Improvement Grant Program.

Ownership may be eligible to apply for grant funding of up to \$50,000 for qualifying exterior improvements, subject to CRA program requirements, application approval, and funding availability.

13. INSURANCE

Tenant shall provide and maintain appropriate commercial general liability insurance and any other insurance reasonably required under the Lease Agreement.

14. TENANT AUTHORITY & FUNDING

Tenant shall provide documentation reasonably satisfactory to Landlord evidencing authority to enter into the Lease and funding approval for the proposed tenancy. Such documentation may include Board approval, budget allocation, funding authorization, or other customary governmental documentation.

15. CONTINGENCIES

This Letter of Intent is contingent upon:

- CRA Board approval
- Verification of Tenant authority to enter into the Lease
- Execution of a mutually acceptable Lease Agreement
- Any required legal review by either party

16. NON-BINDING INTENT

This Letter of Intent is non-binding and intended solely as an outline of proposed business terms.

Neither Landlord nor Tenant shall be legally bound unless and until a mutually acceptable Lease Agreement has been fully negotiated and executed by both parties.

The parties agree to work in good faith toward preparation and negotiation of a formal Lease Agreement.

ACCEPTED AND AGREED:

Landlord - Aline E. La Fortune

Date: _____

Tenant – Northwest 7th Avenue Corridor Community Redevelopment Agency

Signor - Casneve Oupelle (Executive Director)

Date: _____

RESOLUTION NO. CRA-22-2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, AWARDING A BUSINESS ATTRACTION AND EXPANSION GRANT IN THE AMOUNT OF \$150,000 TO QUALITY CULINARY SERVICES, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR AND CRA ATTORNEY TO NEGOTIATE AND FINALIZE A GRANT AGREEMENT WITH QUALITY CULINARY SERVICES, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AGREEMENT WITH QUALITY CULINARY SERVICES, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE GRANT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the mission of the Northwest 7th Avenue Corridor Community Redevelopment Agency (“CRA”) is to promote economic development and enhance the quality of life by eliminating and preventing blighted conditions through the facilitation of community partnerships, business growth, job creation, and neighborhood rehabilitation; and

WHEREAS, the promotion of the Community Redevelopment Area and the use of tax increment funds therefore falls within the purposes of the Community Redevelopment Act set forth in Part III, Chapter 163, Florida Statutes; and

WHEREAS, Quality Culinary Services, LLC is owned and operated by Lionel C. Gallimore, and the company has submitted a complete application under the CRA Commercial Revitalization Grant Program, requesting a Business Attraction and Expansion Grant to build out a 1,950 square foot shared-use commissary kitchen at 14501 NW 7th Avenue, #A, Miami, FL 33168; and

WHEREAS, once completed, the facility will serve several purposes: meal preparation and vending for charter, private, and independent schools, full-service catering for community and institutional events, and shared kitchen access for food trucks, pop-up vendors, and emerging culinary entrepreneurs; and

WHEREAS, CRA Staff recommends approval of the Business Attraction and Expansion Grant request of Quality Culinary Services, LLC subject to the satisfaction and resolution of all active code violations, active liens, and an unmet 40-year recertification requirement on the building as a condition precedent to project completion and final reimbursement; and

WHEREAS, the Board of Commissioners of the CRA desires to (a) award a Business Attraction and Expansion Grant in the amount of One Hundred Fifty Thousand Dollars (\$150,000) to Quality Culinary Services, LLC subject to CRA Staff’s recommendation above and (b) authorize the negotiation, finalization and execution of a Grant Agreement with Quality Culinary Services, LLC in the amount of One Hundred Fifty Thousand Dollars (\$150,000), which Grant

Agreement shall be in a form and substance as negotiated by the Executive Director and approved as to legal form and sufficiency by the CRA Attorney.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY:

Section 1. Recitals. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. Award of Business Attraction and Expansion Grant. The Business Attraction and Expansion Grant in the amount of One Hundred Fifty Thousand Dollars (\$150,000) to Quality Culinary Services, LLC subject to the satisfaction and resolution of all active code violations, active liens, and an unmet 40-year recertification requirement on the building as a condition precedent to project completion and final reimbursement is hereby approved.

Section 3. Negotiation and Finalization of Grant Agreement. The Executive Director and CRA Attorney are hereby authorized to negotiate and finalize a Grant Agreement with Quality Culinary Services, LLC.

Section 4. Execution and Delivery of Grant Agreement. The Executive Director is hereby authorized to execute and deliver the Grant Agreement with Quality Culinary Services, LLC.

Section 5. Implementation of Grant Agreement. The Executive Director or the Executive Director's designee is hereby authorized to take all action necessary to implement the terms of the Grant Agreement with Quality Culinary Services, LLC, and to exercise all provisions contained therein, including cancellation, termination and amendment provisions.

Section 6. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 29th day of June, 2026.

Rasha Cameau, MBA FRA-RP
Chair

ATTEST:

Nadeige Theresias-Joisil, MS Ed
Secretary

APPROVED AS TO LEGAL SUFFICIENCY

Steven W. Zelkowitz, P.A.
CRA Attorney

SPONSORED BY: ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Chair Rasha Cameau, MBA FRA-RP
Vice Chair Jeffy Mondesir, BBA
Board Member Gene Lomando, BS
Board Member Daniella Pierre, MSHRM
Board Member Angela Reyes, M.TX.
Board Member Nadeige Theresias-Joisil, MS Ed

_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)

Date: June 29, 2026
To: Board Members of NW 7th Avenue Community Redevelopment Agency
From: Casneve Oupelle, Executive Director 
Subject: Quality Culinary Services, LLC Business Attraction & Expansion Grant
(\$150,000)

Recommendation

Staff recommends that the Board of Commissioners approve a Business Attraction & Expansion Grant in the amount of \$150,000 to Quality Culinary Services, LLC, for the development of a shared-use commissary kitchen facility located at 14501 NW 7th Avenue, #A, Miami, FL 33168, subject to the conditions outlined below.

Fiscal Impact

Funding for this grant, not to exceed \$150,000, is available within the CRA's approved budget under the business incentive program allocations.

Delegation of Authority

Upon Board approval, the Executive Director or designee is authorized to execute a grant agreement and all related documents in accordance with program guidelines and the approved agreement, and take all administrative actions necessary to implement the project.

Background

Quality Culinary Services, LLC is owned and operated by Lionel C. Gallimore. The company has submitted a complete application under the CRA Commercial Revitalization Grant Program, requesting a Business Attraction & Expansion Grant to build out a 1,950 square foot shared-use commissary kitchen at 14501 NW 7th Avenue, #A, Miami, FL 33168.

Once built out, the facility will serve several purposes: meal preparation and vending for charter, private, and independent schools, full-service catering for community and institutional events, and shared kitchen access for food trucks, pop-up vendors, and emerging culinary entrepreneurs.

The total project cost is \$460,000. The Business Attraction & Expansion Grant requires a minimum 50% match, so the applicant must demonstrate at least \$150,000 in matching funds.

The applicant has submitted three contractor bids in compliance with the program's minimum bid requirement:

Contractor	Bid Amount
Modern Luxury Building	\$304,850
Shannon & Shannon	\$314,150
Eagle Brick Construction	\$322,500

The applicant does not own the property. The owner of record, 14501 and 14533 NW 7th Ave LLC, has disclosed active code violations, active liens, and an unmet 40-year recertification requirement on the building.

Staff recommends the resolution make satisfaction of these violations and liens a hard condition of the grant the project cannot be considered complete, and final reimbursement cannot be issued, until they are resolved.

If approved, the project will activate a commercial property along NW 7th Avenue and add food production and small business infrastructure to the redevelopment area.

Attachment

Quality Culinary Services, LLC Grant Application

CRA Application Checklist

Applicant Info

First Name: Lionel Last Name: Gallimore Contact No: (305) 219-4503

Business Name: Quality Culinary Services, LLC. Email: qualityculinaryservicesllc@gmail.com

Project Address: 14501 NW 7th Ave., # A

1. Is address within CRA Boundaries: ☒ Yes ☐ No

2. Type of grant program:

Business Attraction & Expansion Grant

3. All required documentation:

Yes No N/A

a. Completed Application

X

b. Grant Request Letter (with narrative)

X

c. Property Owner authorization (if applicable)

X

d. Business Information (Local Business Tax & Certificate of Use for applicant and property owner)

X

e. Business Plan for new business (if applicable)

X

f. Grant application Review form

X

g. Printed Property Appraiser for Property

X

h. Printed Sunbiz for applying business

X

i. Printed Property Tax

X

j. Total Project Cost

X

k. Property owner agreement (if applicable)

X

l. Current Pictures of property

X

m. Verification that property is free of liens and violations

X

4. Contractors & Bids

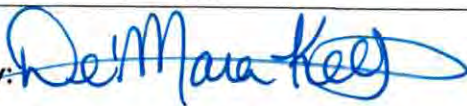
	Bid 1	Bid 2	Bid 3
Sunbiz	Modern Luxury Building LLC.	Shannon & Shannon Properties, Inc.	Eagle Brick Construction, Inc.
dbpr	CGC1536669	CGC1516519	CGC1505567
Bid Amount	\$ 304,850.00	\$ 314,150.00	\$ 304,850.00

Comments

Four active code violations for a total of \$37,946.50 1. Lot Maintenance, 2. Building or Structure, 3. Failure to obtain Permit, 4. Failure to conduct business from within a completely enclosed building

Recommendation: Approval | Denial

Reviewed by:



Approved by:



COMMERCIAL REVITALIZATION GRANT PROGRAM

Applicant Instructions

To be considered for funding under the CRA Commercial Grant Program, applicants must submit a complete application package, including all required forms and supporting documentation. Incomplete applications will not be reviewed.

To receive grant funds from the CRA, applicants must be registered as a Miami-Dade County vendor prior to payment.

Applicants or an authorized representative are required to attend the CRA Board meeting at which the application is scheduled to be considered.

Application Submission & Review Process

Grant applications will be accepted and reviewed on a rolling basis and prioritized based on alignment with CRA goals, program eligibility, completeness of the application, and availability of funding. Submission date alone does not guarantee funding. All awards are subject to CRA approval.

Completed applications must be submitted to the Agency Grants Administrator via in-person delivery, email, U.S. Mail, or scan.

APPLICATION SUBMISSION DETAILS

Agency Grants Administrator

Neighbors and Neighbors Association, Inc. (NANA)

Grants Coordinator – NW 7 Avenue Community Redevelopment Agency

5120 N.W. 24th Avenue

Miami, FL 33142

Email: uptown7r@nanafi.org

Phone: (305) 756-0605

Fax: (305) 756-6008

CRA Copy (Required):

Grants@nw7avecra.gov

Subject Line: CRA Grant Application – [Business Name]

Application Submission Checklist (All items must be submitted for the application to be considered complete)

General Application Requirements (All Applicants)

- ☒ Completed and signed CRA Commercial Grant Application
- ☒ Copy of valid government-issued photo ID (authorized applicant)
- ☒ Proof of active business registration (Sunbiz printout or equivalent)
- ☒ Copy of Local Business Tax Receipt (current)
- ☐ Copy of Certificate of Use (if applicable)
- ☒ Current Pictures of property

Property Owner Requirements (If applicant is not the property owner)

- ☒ Notarized Property Owner Consent Form
- ☒ Proof of property ownership (deed, tax bill, or property appraiser record)
- ☒ Proof of paid property taxes (current)

Grant-Specific Requirements

Business Attraction & Expansion / Revitalization & Rehabilitation / Façade Improvement Grants

- ☒ Completed Scope of Work section
- ☒ Detailed description of exterior improvements (if applicable)
- ☒ Total Project Cost
- ☒ Minimum of three (3) contractor bids
- ☒ Contractor licenses and insurance documentation
- ☒ Proof of matching funds (required by program guidelines)

Additional Information (If Applicable)

- ☒ Documentation addressing code violations or liens
- ☒ Documentation related to 40-year recertification, including evaluations and cost estimates
- ☐ Any additional documentation required by the CRA

Section I - Contact & Business Information

Instructions: Complete this section with the legal and operational information for the business applying for funding. All information must match official records, including Sunbiz registration, Local Business Tax Receipt, and Certificate of Use, if applicable.

Legal Business Name: Quality Culinary Services, LLC.

Fictitious Name, Trade Name, d/b/a (if any): N/A

Business Address: 14501 NW 7th Ave., #A

City: Miami

Zip Code: 33168

Is the property located within the CRA boundaries? ☒ Yes ☐ No

Federal Tax ID Number (EIN): 84 - 4729864

OR, if Sole Proprietorship, enter your SSN:

Business Start Date: January 3, 2020

☒ Active with State of Florida

Sunbiz Registered Name (if different): N/A

Local Business Tax Receipt? ☒ Yes ☐ No

Expiration Date: September 30, 2026

Certificate of Use ☐ Yes ☒ No

Expiration Date: Pending

Section II - Applicant Contact Information

Instructions: Provide contact information for the individual authorized to act on behalf of the business and receive all CRA correspondence related to this application.

Name: Gayle S. McDonald

Title: Principal | Business Consultant

Address: 1035 NW 130th Street

City: North Miami

Zip Code: 33168

Phone Number: (305) 813-2296

Email Address: tagconsultingmiami@gmail.com

Section III - Property Owner Information

Instructions: Complete this section if the applicant is not the property owner. Written consent from the property owner is required for all proposed improvements to leased or non-owned property.

Property Owner Name: 14501 and 14533 NW 7th Ave LLC

Is the Applicant also the Property Owner? ☐ Yes ☒ No If no, attach executed Owner Consent Form.

Section III - Property Owner Information (Contd...)

Property Owner Address: 14340 Biscayne Boulevard, North Miami Beach, Florida 33181

Property Owner Phone: (305) 219-4503

Property Owner Email: rentersparadiserealty@gmail.com

Does this building have any City, County or State Code Violations? ☒ Yes ☐ No

If yes, please attach detailed information to this Application.

Does this building have any local, State or Federal Liens? ☒ Yes ☐ No

If yes, please attach detailed information to this Application.

Is this building subject to 40-year recertification or has received its 40-year recertification? ☒ Yes ☐ No

If yes, please attach detailed information to this Application. If funding is being requested to assist in recertification please provide all documentation including building evaluation, code violations and applicable quotes for scope of work. Proof of matching funds may be required.

Section IV - Business Profile

Instructions: Provide general information about the business, including ownership structure, employment levels, revenue, and a brief description of business operations.

Type of Business: Shared-use commissary kitchen facility

Number of Employees: 8

Full-Time: 4

Part-Time: 4

Business Organization Structure: ☐ Sole Proprietor ☒ LLC ☐ Corporation ☐ Partnership ☐ Non-Profit

Business Ownership Interest of all parties (Attach additional sheet, if needed):

Name: Lionel C. Gallimore

Interest: 100 %

Name:

Interest: %

Gross Annual Revenue: \$ 733,810

Describe your Company's Business operations including products sold and or services provided etc.:

Quality Culinary Services LLC., is a community-focused food service and commissary kitchen centered on operational excellence, regulatory compliance, and measurable economic impact. The business delivers comprehensive food service operations, including meal preparation and vending for charter schools, private schools, and independent school districts. In addition, the company will provide full-service catering for community events, institutional functions, and specialized private engagements, with scalable production capabilities and customizable menu options.

Have you ever received a CRA grant? ☐ Yes ☒ No

If yes, provide details: N/A

Were all prior grants fully completed and compliant? ☐ Yes ☒ No

Community Benefit Statement (Required)

Clearly describe how the proposed project will benefit the business, the surrounding CRA corridor, and the general public. This section is a key factor in the CRA's evaluation of the application.

Please explain how the proposed improvements will benefit (check all that apply)

☒ Improves building appearance

☐ Enhances public safety or security

☐ Improves pedestrian experience

☒ Retains or creates jobs (Number: 15)

☒ Activates vacant or underutilized space

Section V - Grant Information

Select only one grant type. Applicants are responsible for reviewing the Program Guidelines to ensure eligibility and compliance with matching fund requirements.

☒ **Business Attraction & Expansion Grant**

Provides up to \$150,000 for eligible, pre-approved costs related to the relocation, attraction, or expansion of businesses within the CRA Redevelopment Area. This program is intended for businesses new to the CRA or existing businesses expanding their footprint and requires a 50% matching contribution.

☐ **Revitalization & Rehabilitation Grant**

Provides up to \$100,000 in matching funds for interior and exterior improvements to support existing businesses and property owners. The CRA may fund up to 75% of eligible project costs, with a minimum 25% match required.

☐ **Façade Improvement Grant**

Provides financial assistance of up to \$50,000, with no matching requirement, for exterior building improvements that enhance the appearance of properties along the CRA corridor. Eligible improvements may include façade restoration, signage, lighting, and related exterior enhancements.

Describe how the grant funds will be used.

Please refer to the Program Guidelines and provide detail regarding planned business improvements.

Grant funds will be used to renovate the current space to be developed as a fully licensed, multi-purpose food production and commissary kitchen facility. The layout will support efficient food preparation, packaging, staging, and distribution, while maintaining strict compliance with all applicable local, state, and federal health and safety regulations. The facility will include commercial-grade cooking equipment, cold and dry storage, sanitation systems, fire suppression infrastructure, grease interception, and properly designed ventilation systems to ensure safe and compliant operations.

Total Project Cost: \$ 460,000

Grant Amount Requested: \$ 150,000

Business Attraction & Expansion / Revitalization & Rehabilitation / Façade Improvement Grant

Complete this section only if applying for one of the construction-related grants listed above. Competitive bids, contractor licensing, and insurance documentation are required.

(Construction & Physical Improvements)

- ☒ Photos of existing conditions (interior and/or exterior, as applicable)
- ☒ One (1) of the following visual concepts (as applicable to the project):
 - ☒ Conceptual rendering
 - ☐ Annotated photographs (markups showing proposed changes)
 - ☐ Vision board / mood board
- ☒ Description of proposed improvements and scope of work
- ☒ Completed Scope of Work checklist
- ☒ Contractor bids (minimum required by program guidelines)
- ☒ Contractor license and insurance documentation
- ☐ Conditional (if applicable and prior to reimbursement):
 - ☐ Final permitted plans
 - ☐ Certificate of Use or zoning approval

Permit-ready or stamped construction drawings are not required at the application stage unless specifically requested by the CRA.

Scope of Work Indicate all improvements proposed:

Improvements	Interior	Exterior	Improvements	Interior	Exterior
Painting	☒	☒	Awnings	☐	☐
Flooring	☒	☐	Security	☒	☒
Lighting	☒	☒	Landscaping	☐	☒
Windows	☐	☐	Remodel / Build-Out	☒	☐
Signage	☒	☒			

Detailed Exterior Improvements

Exterior improvements visible from the public right-of-way are prioritized.

New impact windows and doors were newly installed by landlord. Exterior improvements will include a fresh coat of paint, landscaping, security enhancements, lighting, and parking lot repavement and re-striping.

All bids must be attached to the application at the time of submission. Contractors must be properly licensed, insured, and in good standing.

Incomplete applications submitted without the required bids may delay review or be deemed incomplete.

Bid #	Company Name	Bid Amount (\$)	Contractor License #	Contact Name	Phone	Email
1	Modern Luxury Building	\$ 304,850	CGC1536669	Jesse R. Smith	(954) 397-3313	N/A
2	Shannon & Shannon	\$ 314,150	CGC1516519	Nikita Shannon	(305) 926-1993	shannonprops@gmail.com
3	Eagle Brick Construction	\$ 322,500	CGC1505567	Corey N. Ritchie	(786) 873-5721	info@eaglebrickconstruction.com

Section VI - Applicant Certifications

Review each certification carefully. By signing, the applicant affirms compliance with all program requirements and acknowledges the reimbursement-based nature of the grant.

By signing below, I certify that:

- ☒ All information provided is true and accurate
- ☒ I have read and understand the CRA Grant Program Guidelines
- ☒ No work has commenced prior to CRA approval unless authorized in writing
- ☒ I understand this is a reimbursement-based grant and cash payments are not permitted
- ☒ I understand the CRA will issue no more than four (4) reimbursement payments
- ☒ I understand matching fund requirements must be met prior to reimbursement
- ☒ I understand additional funding requests are not permitted until this grant is closed

X 
Signature

Lionel C. Gallimore
Applicant Name

2/2/2026
Date

Public Records Disclosure & Acknowledgment

This section explains the applicant's rights and obligations under Florida's Public Records Law. Review carefully before signing. Information provided in this application is subject to Chapter 119, Florida Statutes (Public Records Law) and may be disclosed upon request unless otherwise exempt by law. This applies regardless of whether the applicant is approved for funding.

By signing below, the applicant acknowledges and agrees that:

- The NW 7th Avenue Corridor Community Redevelopment Agency ("CRA") is not required to withhold, defend, or assert any exemption for information submitted in connection with this application.
- The CRA is not required to provide notice that a public records request has been made.
- The applicant agrees to release, indemnify, and hold harmless the CRA, its Board members, officers, employees, agents, successors, and assigns from any liability arising from compliance with public records laws or from participation in the CRA grant program.

Notice Regarding Collection of Social Security Number

Pursuant to Section 119.071(5), Florida Statutes, a Social Security Number may be collected only if required for program eligibility, including verification for applicants applying as a sole proprietor. Any Social Security Number collected will be used solely for authorized governmental purposes.

X 

Signature

Lionel C. Gallimore
Applicant Name

3/2/2024
Date

B. Grant Request Letter

(with narrative)

Lionel C. Gallimore

INTRODUCTION



Lionel C. Gallimore is the Owner and Manager of Quality Culinary Services LLC, a licensed food service and catering company operating throughout Broward and Miami-Dade Counties. With more than five years in business, Mr. Gallimore has built a compliant, scalable culinary operation focused on delivering high-quality, nutritious meals to schools, community organizations, and the general public.

Under his leadership, Quality Culinary Services LLC maintains active regulatory compliance, including DBPR catering licensure and applicable local business tax receipts in Broward and Miami-Dade. His operational model reflects a disciplined understanding of food safety protocols, production logistics, and institutional meal service standards. The company provides structured lunch programs that meet component-based meal requirements, including milk, meat/meat alternates, vegetables, fruits, and grains, with documented sensitivity to allergy accommodations and medically necessary dietary modifications.

Mr. Gallimore oversees daily production and distribution operations, including early-morning preparation schedules and coordinated delivery routes across multiple counties. His hands-on management approach ensures quality control, temperature monitoring, sanitation compliance, and adherence to structured meal service timelines. He has also demonstrated operational adaptability by utilizing shared kitchen facilities while strategically planning for expansion into a dedicated, fully controlled production space.

The next phase of his vision includes the development of a fully licensed, multi-purpose culinary facility that will support meal production, catering operations, and a shared-use commissary kitchen. This model integrates institutional food service, full-service catering, and culinary entrepreneurship support under one compliant infrastructure. The commissary component is designed to provide affordable, structured kitchen access to food trucks, pop-up vendors, and small food businesses, fostering economic development and workforce opportunities.

Mr. Gallimore's leadership is defined by operational discipline, regulatory awareness, and community impact. His focus extends beyond meal production to strengthening the broader food service ecosystem by increasing access to quality meals, supporting small business development, and maintaining rigorous compliance standards. Through Quality Culinary Services LLC, he continues to position his company as both a reliable institutional partner and a catalyst for culinary entrepreneurship in South Florida.



March 6, 2026

NW 7th Avenue Community Redevelopment Agency

5120 N.W. 24th Avenue
Miami, FL 33142

Dear Mr. Oupelle,

The owner of Quality Culinary Services LLC., Lionel Gallimore, has developed a strategic, community-focused food service model centered on operational excellence, regulatory compliance, and measurable economic impact. The business delivers comprehensive food service operations, including meal preparation and vending for charter schools, private schools, and independent school districts. In addition, the company will provide full-service catering for community events, institutional functions, and specialized private engagements, with scalable production capabilities and customizable menu options.

The proposed facility consists of 1,950 square feet and is strategically positioned on a major commercial corridor at the corner of NW 7th Avenue. This high-visibility corner location provides strong accessibility, logistical efficiency for catering and school meal distribution, and enhanced exposure to surrounding residential, institutional, and commercial traffic. As part of this expansion, the project is expected to create a total of 15 new jobs, with a targeted commitment that a minimum of 10 positions will be filled by residents within the immediate NW 7th Avenue corridor and surrounding community, directly contributing to local workforce development and economic stability in the area of benefit.

The space will be developed as a fully licensed, multi-purpose food production and commissary kitchen facility. The layout will support efficient food preparation, packaging, staging, and distribution, while maintaining strict compliance with all applicable local, state, and federal health and safety regulations. The facility will include commercial-grade cooking equipment, cold and dry storage, sanitation systems, fire suppression infrastructure, grease interception, and properly designed ventilation systems to ensure safe and compliant operations.



A central component of the project is the establishment of a shared-use commissary kitchen within the 1,950-square-foot footprint. This commissary will provide affordable, compliant kitchen access to food trucks, pop-up vendors, and emerging culinary entrepreneurs. By offering shared preparation stations, storage, sanitation facilities, and structured scheduling systems, the facility will reduce barriers to entry for small food businesses and promote local economic development.

Through this project, Mr. Gallimore seeks to expand access to quality meals, support institutional food programs, foster small business growth, and create workforce opportunities. The integration of meal service, catering, and commissary operations within a single, strategically located facility positions Quality Culinary Services LLC. to strengthen the local food service infrastructure while delivering high standards of safety, quality, and operational efficiency.

Respectfully,

Lionel C. Gallimore
Owner/Operator
Quality Culinary Services, LLC.

C. Property Owner authorization
(if applicable)

ATTACHMENT D

***Property's Owner's Consent and Acknowledgement of Grantee's Receipt and Use of Grant Funds
Form***

**Complete this form only if the Grantee is not the owner of the property/building*

The undersigned, 14501 and 14533 NW 7th Ave LLC, as owner of the property located at
10900 SW 62 Ave, Pinecrest, FL, Florida 33156, does
hereby acknowledge and consent to the receipt of a grant in the amount of \$ 150,000 ("Grant
Funds") from the N.W. 7th Avenue Corridor Community Redevelopment Agency ("Agency") to
Quality Culinary Services, LLC ("Grantee"), who is my tenant. The undersigned
further consents to Grantee's use of such Grant Funds for the purposes as set forth in that certain Grant Agreement
between the Agency and Grantee dated March, 20 26.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, these presents have been executed this 02 day of March

20 26

14501 NW 14533, LLC
AUTH ACT
TACOS

WITNESSES:

(NAME OF OWNER)

Signature

Print Name

Date

Signature

Print Name

Date

By:

Print Name

Title

Date

Address:

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 02 day of March, 2026, by Francis Jacob as Landlord of 14501 and 14533 NW 7th Ave LLC, a Florida Limited Liability Company.

Signature

Printed Name

Notary Public, State of Florida

☒ Personally Known or ☐ Produced Identification
Type of Identification Produced





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Detail by Entity Name

Florida Limited Liability Company
14501 AND 14533 NW 7TH AVE, LLC

Filing Information

Document Number	L23000284965
FEI/EIN Number	93-1909571
Date Filed	06/13/2023
Effective Date	06/12/2023
State	FL
Status	ACTIVE

Principal Address

14501 NW 7TH AVE
MIAMI, FL 33168

Mailing Address

14501 NW 7TH AVE
MIAMI, FL 33168

Registered Agent Name & Address

LUSTIG, DANIEL
777 BRICKELL AVE
SUITE 500
MIAMI, FL 33131

Authorized Person(s) Detail

Name & Address

Title AMBR

RIOS, AWILDA G
14501 NW 7TH AVE
MIAMI, FL 33168

Annual Reports

Report Year	Filed Date
2024	04/30/2024
2025	04/30/2025

Document Images

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[06/13/2023 -- Florida Limited Liability](#)

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D. Business Information

(Local Business Tax & Certificate of
Use for applicant and property
owner)

Local Business Tax Receipt

Miami-Dade County Office of The TaxCollector
- THIS IS NOT A BILL - DO NOT PAY



7298043

RECEIPT NO.
RENEWAL
7587779

BUSINESS NAME/LOCATION
QUALITYCULINARY SERVICES
LLC
OPERATING IN DADE COUNTY

EXPIRES
SEPTEMBER 30, 2026

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



OWNER
QUALITYCULINARY SERVICES LLC
C/OLIONELCGALLIMORE PRES

SEC. TYPE OF BUSINESS
195 CATERING BUSINESS

PAYMENT RECEIVED
BY TAX COLLECTOR
75.00 09/29/2025
PTBTC-25-167193

Employee(s) 8

CAT1621118



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



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTEL AND RESTAURANTS

THE CATERER (2013) HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 509, FLORIDA STATUTES

QUALITY CULINARY SERVICES LLC

QUALITY CULINARY SERVICES LLC
5007 N HIATUS RD
SUNRISE FL 33351

LICENSE NUMBER: 1116

EXPIRATION DATE: DECEMBER 1, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/13/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



G. Printed Property Appraiser for Property



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

COMPANY PROFILE

Generated On: 02/27/2026

PROPERTY INFORMATION

Folio	30-2113-003-1560
Property Address	14501 NW 7 AVE MIAMI, FL 33166-0000
Owner	14501 AND 14533 NW 7TH AVE LLC
Mailing Address	10900 SW 62 AVE PINECREST, FL 33156
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1209 MIXED USE-STORE/RESIDENTIAL : MIXED USE - RESIDENTIAL
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	
Living Area	
Adjusted Area	6,219 Sq.Ft
Lot Size	9,089 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION

Year	2025	2024	2023
Land Value	\$290,848	\$409,005	\$272,670
Building Value	\$323,435	\$323,755	\$325,964
Extra Feature Value	\$8,085	\$8,085	\$0
Market Value	\$622,368	\$740,845	\$598,634
Assessed Value	\$622,368	\$740,845	\$598,634

BENEFITS INFORMATION

Benefit	Type	2025	2024	2023
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION

13-24 52 41
BRANDON PARK SEC A PB 34-77
LOTS 9-10 & 11 BLK 36
LOT SIZE 82 630 X 110
OR 18018-3922 0398 1



TAXABLE VALUE INFORMATION

Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$622,368	\$740,845	\$598,634
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$622,368	\$740,845	\$598,634
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$622,368	\$740,845	\$598,634

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
09/29/2023	\$2,350,000	33945-4255	Qual on DOS, multi-parcel sale
09/07/2022	\$825,000	33418-1559	Qual by exam of deed
04/01/2005	\$0	23636-2142	Sales which are disqualified as a result of examination of the deed
03/01/1998	\$235,000	18018-3922	Sales which are qualified

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability. See full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

H. Printed Sunbiz for applying business



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Florida Limited Liability Company
QUALITY CULINARY SERVICES, LLC.

Filing Information

Document Number	L20000010089
FEI/EIN Number	84-4729864
Date Filed	01/03/2020
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/11/2020
Event Effective Date	NONE

Principal Address

14501 NW 7 Ave
#A
Miami, FL 33168

Changed: 04/06/2026

Mailing Address

14501 NW 7TH AVE
#A
MIAMI, FL 33168

Changed: 03/18/2026

Registered Agent Name & Address

GALLIMORE, LIONEL
2205 NW 107TH ST
MIAMI, FL 33167

Name Changed: 09/12/2025

Address Changed: 09/12/2025

Authorized Person(s) Detail

Name & Address

Title MGR

GALLIMORE, LIONEL C
14501 NW 7TH AVE #A
MIAMI, FL 33168

Annual Reports

Report Year	Filed Date
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2025	09/12/2025
2026	04/06/2026

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03/20/2021 -- ANNUAL REPORT	View image in PDF format
09/11/2020 -- LC Amendment	View image in PDF format
04/06/2020 -- LC Amendment	View image in PDF format
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01/03/2020 -- Florida Limited Liability	View image in PDF format

I. Printed Property Tax

J. Total Project Cost

Financial Plan

ESTIMATED TOTAL PROJECT COSTS

ITEM TYPE	QTY.	UNIT PRICE	SUBTOTAL
Demo	1	4000	\$4,000.00
Kitchen Appliances Misc.			\$15,000.00
Walk-In Freezer	1	14747	\$14,747.00
Bathrooms - ADA Compliant	2		Included in bid
Bathroom Fixtures	12		\$2,000.00
Drop Ceiling Installation	1		Included in bid
Flooring - 1000 SF Non-Skid Tile	1		Included in bid
Security Camera System	1	1500	\$1,500.00
Dry Wall Installation			Included in bid
Signage - Interior/Exterior	2		\$15,000.00
Architectural Plans	1	18000	\$18,000.00
Building Renderings	1	1200	\$1,200.00
Lights - Entry Feature	2	400	\$800.00
Office Chairs	2	150	\$300.00
Office Desk	1	200	\$200.00
Office Decor			\$600.00
Light Fixtures			\$3,500.00
Electrical Upgrade	1	11000	\$11,000.00
Plumbing Upgrade	1	25000	\$25,000.00
HVAC	1		In-kind
TV's	2	1300	\$2,600.00
Mural - Interior/Exterior			\$6,000.00
Paint - Interior/Exterior			\$35,000.00
Landscaping	1	35000	\$3,500.00
Parking Lot Repavement/Restriping			\$2,700.00
New Grease Hood/Trap Installation	1		\$55,840.00
Working Capital			\$175,000.00
Permitting Fees			\$5,000.00
Construction Costs (Based On Lowest Bid)			\$176,000.00
Estimated Budget For Project			\$538,487.00

BUSINESS PROPOSAL

Quality Culinary Services LLC

Prepared By:

Modern Luxury Building Llc

March 05, 2026

All permitting will be provided by Modern Luxury Building LLC All of the permitting fees are to be covered by the owner of the project.

Mart Design and Construction Inc. will provide all of the labor for the project.

BUILD OUT FOR PROPOSED RESTAURANT

Construction & Renovation

Project Address:

14501 NW 7th Ave

Miami, FL 33168

Scope of Work 1. New Drain Installations. Price \$53,000.00 Mart Design and Construction Inc proposes to install new drainage systems for the kitchen area, walk-in freezer, and new handicap bathroom. Work includes:

- Cutting approximately 60 linear feet of interior concrete slab.
- Installation of approximately 60 linear feet of new PVC drain piping following project plans and specifications.

2. Interior Framing. Price \$52,250.00

- Framing of the new handicap bathroom walls, leaving the required door openings.
- Construction of the new bar structure using metal framing.
- Repair of the existing wood ceiling where necessary.

3.

Drywall Installation. Price \$48,000.00

- Installation of drywall in all framed walls, ceilings, and door openings.
- Level 4 drywall finish leaving all areas ready for painting.

4. Interior Painting/Exterior (stucco). Price \$23,900.00

- Primer and paint application throughout the entire interior area of the project.

5. Flooring Installation.

Price \$27,500.00

- Installation of epoxy flooring in the main kitchen area (approximately 400 square feet).

BID #1

6. Installations. Price \$10,200.00

We are proposing to do installation of new wood doors, trim around the doors, baseboard and a whole interior place and perimeter walls, interior bathrooms, toilet, sinks.

7. Air Conditioning Install. Price \$30,000.00

We will install new electrical outlets in the walls, we will also do the installation of new flex ducts in the ceiling.

8. Install propane gas line for burner and oven stove. Price \$60,000

Excavation/restore surfaces for new grease interceptor

Install gas water heater, gas line to bldg., new condensing drain line, expansion, etc.

All work will be performed according to project plans, specifications, and standard construction practices.

Exceptions: Building, Plumbing, Mechanical, Electrical, Fire & Hood Suppression, & Grease Trap PERMITS.

FEE SUMMARY

Description	Completion
Payment Schedule	304,850.00
• 40% Deposit: \$121,940 – Due before start of project.	
• 40% Progress Payment: \$109,026 – Due when approximately 60% of the project is completed.	
• 10% Payment: \$36,942 – Due during final phase of the project.	
• 10% Final Payment: \$36,942 – Due after final walkthrough and completion of the project.	
Total Amount	304,850.00

CUSTOMER SIGNATURE

.....
Modern Luxury Building Llc

.....
Quality Culinary Services LLC

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LICENSEE DETAILS

7:50:08 PM 3/24/2026

Licensee Information

Name: **SMITH, JESSE ROBERT (Primary Name)**
MODERN LUXURY BUILDING LLC (DBA Name)
 Main Address: **5460 SW 21ST ST**
WEST PARK Florida 33023
 County: **BROWARD**

License Information

License Type: **Certified General Contractor**
 Rank: **Cert General**
 License Number: **CGC1536669**
 Status: **Current,Active**
 Licensure Date: **08/14/2024**
 Expires: **08/31/2026**

Special Qualifications

Qualification Effective

Construction Business

08/14/2024

Alternate Names

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[View License Complaint](#)

2601 Blair Stone Road, Tallahassee FL 32399 | Email: [Customer Contact Center](#) | Customer Contact Center: 850.487.1395

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Detail by Entity Name

Florida Limited Liability Company
MODERN LUXURY BUILDING LLC

Filing Information

Document Number	L24000046463
FEI/EIN Number	99-0900318
Date Filed	01/24/2024
Effective Date	01/24/2024
State	FL
Status	ACTIVE

Principal Address

5460 SW 21ST ST
WEST PARK, FL 33023

Mailing Address

5460 SW 21ST ST
WEST PARK, FL 33023

Registered Agent Name & Address

SMITH, JESSE
5460 SW 21ST ST
WEST PARK, FL 33023

Authorized Person(s) Detail

Name & Address

Title AMBR

SMITH, JESSE
5460 SW 21ST ST
WEST PARK, FL 33023

Annual Reports

Report Year	Filed Date
2025	04/27/2025
2025	12/14/2025

Document Images

[12/14/2024 - AMENDED ANNUAL REPORT](#)

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[01/24/2024 - Florida Limited Liability](#)

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BID #1

Construction Proposal

Shannon&Shannon Properties, Inc.
28Southwest8th Street, Unit B
Hallandale, FL. 33009
Phone: (305) 345-9595

Submitted To: Quality Culinary Services **Phone:** (305) 370-0244 **Date:** March 2026
Address: 14501 NW 7th Ave, Miami, FL 33168 **Site Location:** Suite #A

We hereby submit:

This quote includes material and supplies typically required for this scope of work. Project management, clean up, and debris removal.

General Conditions:

Site Management, Material Handling, Project Management and Supervision.

Scope of Work:

Site Demo - \$15,000

Debris Removal - \$16,000

SubTotal: (\$31,000.00)

Framing, drywall, labor and materials

Provide labor to install framing on exterior walls
Provide labor to install framing at ceiling area for drywall
Provide labor to install framing at ceiling area for ACT
Provide screw, joint compound to finish walls
Provide labor to frame new partition walls
Provide to install and finish new drywall

SubTotal: (\$49,500.00)

PAINT

Labor and material to paint interior & stucco exterior

SubTotal: (\$21,500.00)

Flooring and Wall tiles Material and Labors

Provide wall tiles ant restroom grea
Provide wall files at janitor room area
Provide floor tiles at restroom grea
Provide floor files at janifor closet grea
Provide 6 x 6 Dal-Tile Quarry tile throughout kitchen and main area
Provide setting and grout materials
Provide labor to install wall tiles at restroom area
Provide labor to install base files

SubTotal: (\$48,350.00)

Construction Proposal

Shannon&Shannon Properties, Inc.

28Southwest8th Street, Unit B

Hallandale, FL. 33009

Phone: (305) 345-9595

Plumbing, Selective Plumbing Fixtures, and Gas Lines

Provide Labor to install underground plumbing, top out, plumbing fixtures, backflow preventer.

Water service (water meter impact by owner if necessary).

Tankless gas water heater, gas line to building, new condensing drain line,

Expansion tank on hot water heater.

Install 3" floor drains (Plumber supply)

Install 4", 3", 2 " and 1 1/2" pvc pipe, AS REQUIRED PER PLAN

Install a 3 compartment sink, hand sink and mop sink.

Roughing 2 handicap bathrooms including toilet and wall hang sink. (Plumber supply)

Install interceptor and grease trap (Plumber supply) AS PER PLAN

Install propane gas line for burner and oven stove with mega press fittings (Appliances not included).

Repair o f work area b y trenching and backfilling.

Excavation/restore surfaces for new grease intercepfor

*** Contractor will install all equipments associated with gas.*

SubTotal: (\$36,550.00)

Mechanical

Provide labor and material to install soffit for commercial ductwork with diffusers as per plan

Air return, damper plenum exhaust duct at restrooms and janitor closet

*** Owner will install and hookup A/C equipment*

SubTotal: (\$56,250.00)

PERMITS AT OWNER'S EXPENSE

a) Building Permit

b) Plumbing Permit

c) Mechanical Permit

d) Electrical Permit

e) Fire Department Review

f) Hood Fire Suppression Permit

g) Grease Trap Permit

CONSTRUCTION MANAGEMENT SERVICES Fee: \$32,000

1. Coordinate with subcontractor's submission of alteration permit apps for Mechanical, Electrical, Plumbing, Gas, Kitchen Hood, Fire Sprinklers/ Alarms.
2. Schedule inspections and meet inspectors as it pertains to Structural work.

NOTE: Mechanical, Electrical, Plumbing, Gas, Kitchen Hood, Fire Sprinklers/Alarms, and Signage Contractors shall schedule / meet their trade inspectors.

Construction Proposal

Shannon&Shannon Properties, Inc.
28Southwest8 Street, Unit B
Hallandale, FL. 33009
Phone: (305) 345-9595

CONSTRUCTION ADMINISTRATION \$39,000

1. This section includes time needed to address RFIs, submittals, additional onsite visits and any additional work needed after construction documents have been submitted. This will be invoiced separately.
2. Architectural fees will be billed hourly at Architectural Designer rate.
3. Any visits required by the engineer during this time will be billed hourly at the engineer rate.

NOTE: This fee DOES include site visits / bldg dept and inspection visits. Should there be unforeseen circumstances (such as re-inspections etc.) that may require additional visits, a fee of \$250 per visit will be required.

STRUCTURAL DESIGN FEE

Currently, there is no structural engineering required. If a situation arises where a structural engineer is needed, there will be a separate proposal provided.

Fee: N/A at time of proposal submission

GRAND TOTAL: \$314,150.00

Terms 1: *NO PERMIT FEES, PLAN OR PLAN REVIEW FEES INCLUDED. NO FLOOR TRENCHING OR ROOF REPAIRS INCLUDED. ONLY SCOPE OF WORK MENTIONED HEREIN*****

Terms 2: *CONTRACTOR SHALL NOT BE LIABLE FOR EXISTING WORK, UNFORESEEN CONDITION AND CHANGES REQUESTED BY AUTHORITY HAVING JURISDICTION, i.e., INSPECTOR*****

Other Terms: *ONLY ITEMS MENTIONED IN THIS PROPOAL ARE INCLUDED.*****

This proposal is based on work being done during regular working hours. Work that must be done after regular hours, there will be an additional charge per worker, per hour.

We are not responsible for any breakage or damage to any underground utilities, sewer, water, electric, phone, gas, cable TV, streetlights, etc., not marked in advance of plumbing work.

Change Orders:

Any deviations, alterations or changes from this proposal will be executed only on receipt of written change order. Said charges shall in no way affect or make void the proposal. A Change Order can affect the overall project duration. Change Orders must be paid for as follows: 50% upon execution before work commences, and 50% upon completion of such work performed.

Construction Proposal

Shannon&Shannon Properties, Inc.

28Southwest8th Street, Unit B

Hallandale, FL. 33009

Phone: (305) 345-9595

Warranty:

All work is warranted for a period of one year from completion date. Warranty shall apply exclusively to Quality Culinary Services, LLC. of the material, fixtures, equipment, and other items supplied by *** and by no other.

We propose to hereby furnish materials and labor – complete in accordance with above specifications, for the **amount: \$314,150.00**

Payment:

(40%) is mandating **\$125,660.00** of the total job cost prior to commencing work. Upon rough inspection, another payment of **\$113,094.00** (40%) shall be due, Upon completion a final payment of (20%) **\$75,396.00**.

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LICENSEE DETAILS

11:18:10 PM 4/14/2026

Licensee Information

Name: SHANNON, NIKITA DESHAWN (Primary Name)
SHANNON & SHANNON PROPERTIES
INC (DBA Name)

Main Address: *Private Address* *Private Address*
Private Address
Private Address

License Information

License Type: Certified General Contractor

Rank: Cert General

License Number: CGC1516519

Status: Current,Active

Licensure Date: 12/04/2008

Expires: 08/31/2026

Special Qualifications

Qualification Effective

Construction Business 06/10/2009

Alternate Names

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Detail by Entity Name

Florida Profit Corporation
SHANNON & SHANNON PROPERTIES, INC.

Filing Information

Document Number	P09000001866
FEI/EIN Number	26-4016978
Date Filed	01/08/2009
State	FL
Status	ACTIVE

Principal Address

7500 Polk Street
Hollywood, FL 33024

Changed: 03/21/2026

Mailing Address

7500 Polk Street
Hollywood, FL 33024

Changed: 03/21/2026

Registered Agent Name & Address

SHANNON, NIKITA D
7500 Polk Street
Hollywood, FL 33024

Name Changed: 04/28/2015

Address Changed: 03/21/2026

Officer/Director Detail

Name & Address

Title PSTD

SHANNON, NIKITA D
7500 Polk Street
Hollywood, FL 33024

BID #2

Title ATD

Title Asst. VP, Asst. Secretary, Asst. Treasurer

Annual Reports

Report Year	Filed Date
2024	03/06/2024
2025	01/14/2025
2026	03/21/2026

Document Images

EagleBrick Construc2on, Inc.

2401 NW 182 Terrace
Miami Gardens, FL 33056

Phone: (786) 873-5721
info@eaglebrickconstruction.com

CGC1505567

CONSTRUCTION COST PROPOSAL

	ITEMS	TOTAL	\$
1	General Requirements	15,814.00	-
2	Design/Architectural Drawings/	Owners Expense	
3	Permits	\$37,000.00	\$
4	Administration and Insurance	35,000.00	\$
5	Dumpsters/Trash Removal	87,814.00	
6	General Requirements SUB-TOTAL	\$ 30,000.00	-
7	Interior and Exterior Demolition	\$ 25,500.00	
8	Landscape – Planters, Soil & Irrigation, etc.	\$ 12,500.00	
9	Doors and Installation- Kitchen & Bathroom	\$ 28,950.00	
10	Stucco on Exterior	\$ 10,505.00	
11	Flooring - Vinyl/Tile- Wall- Tile –Baseboard	\$ 50,334.00	
12	Plumbing & Drainage Flush, etc.		
13	Framing & Dry Wall - Moisture resistance, Interior Partition walls, Ceilings, Patching, etc.		
14	Exterior/Interior Painting & Pressure Wash	\$ 21,150.00	
15	Booths, Tables, Chairs, New Counter Top, Shelving & Storage Space	Owners Expense	
16	Machine and Equipment Rental	\$40,000	
17	HVAC Install & (Duct Cleaning) as per plan	\$ 16,247.00	
	SUB-TOTAL	\$ 234,686.00	
	TOTAL PROJECT COST	\$ 322,500.00	

EagleBrick Construction Inc is mandating 60% of the total job cost prior to commencing the project. Upon completing second phase of work an additional 20% draw will be due. Upon the completion of final inspections, the remaining 20% of the total job cost will be due.

ACCEPTED AND AGREED: The prices, specifications and conditions contained herein in this agreement are satisfactory and hereby accepted. You are authorized to perform the work as specified.

(MUST BE SIGNED BY ALL OWNERS)

NO RELEASE OF LIEN SHALL BE SIGNED UNTIL ALL PAYMENTS ARE PAID IN FULL.

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BUSINESS & PROFESSIONAL REGULATION

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LICENSEE DETAILS

4:33:13 PM 3/31/2026

Licensee Information

Name: RITCHIE, COREY N (Primary Name)
EAGLE BRICK CONSTRUCTION, INC (DBA Name)
Main Address: 2401 NW 182ND TERRACE
MIAMI GARDENS Florida 33056
County: DADE

License Information

License Type: Certified General Contractor
Rank: Cert General
License Number: CGC1505567
Status: Current,Active
Licensure Date: 05/05/2003
Expires: 08/31/2026

Special Qualifications

Qualification Effective

Construction Business 05/18/2012

Alternate Names

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Detail by Entity Name

Florida Profit Corporation
EAGLE BRICK CONSTRUCTION, INC

Filing Information

Document Number	P12000006339
FEI/EIN Number	45-4365327
Date Filed	01/19/2012
Effective Date	01/17/2012
State	FL
Status	ACTIVE

Principal Address

2401 nw 182 terr
MIAMI, FL 33056

Changed: 01/03/2024

Mailing Address

2401 NW 182 Terr
MIAMI GARDENS, FL 33056

Changed: 04/28/2023

Registered Agent Name & Address

RITCHIE, COREY NSR
2401 NW 182 Terr
MIAMI GARDENS, FL 33056

Address Changed: 04/28/2023

Officer/Director Detail

Name & Address

Title P

RITCHIE, COREY
15952 NW 48TH AVE
MIAMI GARDENS, FL 33014

Annual Reports

Report Year	Filed Date
2024	01/03/2024
2025	04/04/2025
2025	08/28/2025

BID #3

Document Images

08/28/2025 - AMENDED ANNUAL REPORT	View image in PDF format
04/04/2025 - ANNUAL REPORT	View image in PDF format
04/03/2024 - ANNUAL REPORT	View image in PDF format
04/29/2023 - ANNUAL REPORT	View image in PDF format
04/29/2022 - ANNUAL REPORT	View image in PDF format
03/24/2021 - ANNUAL REPORT	View image in PDF format
04/17/2020 - ANNUAL REPORT	View image in PDF format
03/26/2019 - ANNUAL REPORT	View image in PDF format
12/10/2018 - AMENDED ANNUAL REPORT	View image in PDF format
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03/01/2017 - ANNUAL REPORT	View image in PDF format
04/24/2016 - ANNUAL REPORT	View image in PDF format
01/02/2015 - ANNUAL REPORT	View image in PDF format
04/29/2014 - ANNUAL REPORT	View image in PDF format
04/25/2013 - ANNUAL REPORT	View image in PDF format
01/18/2012 - Corporate Profile	View image in PDF format

K. Property owner agreement
(if applicable)

Exhibit A

Shopping Center Lease

THIS LEASE, made as of this 13th of Jan 2026 by and between 14501 AND 14533 NW 7TH AVE LLC the address of which is 14340 Biscayne Boulevard, North Miami Beach, Florida 33181 (Landlord) and dba Quality Culinary Services, LLC a Florida corporation, of which the address is 2205 NW 107 ST Miami, FL 33167 (Tenant)

ARTICLE I GRANT AND TERM

SECTION: 1.01. LEASED PREMISES. Landlord, in consideration of the rent to be paid and the covenants to be performed by Tenant, does hereby demise and lease unto Tenant, and Tenant hereby rents from Landlord, those certain premises in the retail development commonly known as Boulevard Center Plaza 14501 NW 7 AVE. #A MIAMI, FL 33168 (hereinafter referred to as "Shopping Center") and described as follows: 14501 NW 7 AVE. #A MIAMI, FL 33168 approximately = 1950 Sq. Ft. of the said retail development is shown on the site plan marked Exhibit "A" being cross hatched thereon, attached hereto and made a part hereof, hereafter described as the "leased premises". The legal description of the Shopping Center, is more particularly described on Exhibit "B" attached hereto and made a part hereof.

Landlord has made no, and Tenant has not relied on any, representation regarding the actual square footage of the leased premises and the shopping center. For all purposes herein, the leased premises shall be deemed to be 1950 square feet and the rentable square footage of the shopping center shall be deemed to be 12800 square feet. Neither the square footage of the leased premises, the shopping center nor the proportionate fraction described in Section 3.01 shall be subject to adjustment by either Landlord or Tenant. The exterior walls and roof of the leased premises and the area beneath said premises are not demised and the use thereof together with the right to install, maintain, use, repair, and replace pipes, ducts, conduits, wires and structural elements leading through the leased premises in locations which will not materially interfere with Tenant's use thereof and serving other parts of the Shopping Center are hereby reserved unto Landlord. Tenant accepts the leased premises in "AS-IS" condition unless noted elsewhere.

SECTION: 1.02. COMMENCEMENT AND ENDING DAY OF TERM. The term of this Lease shall commence on or about APRIL 01, 2026 and ending on MARCH 31, 2031 the term of this Lease shall be (5) years from and after the commencement date. Tenant has (1) options to exercise an additional 5-year option at the same terms of the current lease. Rent is free from the execution date till March 31, 2026.

ARTICLE II RENT

SECTION 2.01. MINIMUM RENT. The minimum rental during the term of this Lease (1) year shall be the sum of forty two thousand dollars (\$42000.00) which sum shall be payable by Tenant in equal consecutive monthly installments of ~~forty thousand two hundred dollars~~ on or before the first day of each month, in advance, at the office of the Landlord or such other place as the Landlord may designate, without any prior demand therefore and without any deductions or set off whatsoever

SECTION 2.02 CALCULATION OF RENT. The calculation of base rental payments and operating expenses for the first lease year (subject to late fees and expense reconciliation charges) shall be as follows:

Sec. 2.01	Minimum Rent	\$42,000.00	Yearly	\$3500.00	Monthly
Sec. 2.05	sales tax	\$0.00	Yearly	\$0.00	Monthly
Sec. 2.06	CAM (FPL)	\$3,000.00	Yearly	\$250.00	Monthly
TOTAL:		\$45,000.00	Yearly	\$3,750.00	Monthly

\$3500 (CA) LG

(CA)

SECTION 2.03. RENT PENALTY & INTEREST ON PAST DUE OBLIGATIONS. Payments of rent, additional rent and state sales tax not received by the tenth (10th) of the month shall be subject to a late charge of 10% of the total balance owed to offset administrative expenses and other costs incurred by Landlord. Any amount due from tenant to Landlord hereunder which is not paid by the tenth (10th) of month in which the obligation occurred shall bear interest at the highest legal rate from the date due until paid, unless otherwise specifically provided herein, but the payment of such interest shall not excuse or cure any default by Tenant under this Lease. All sums due pursuant to this section shall be deemed additional rent under this Lease.

SECTION 2.04. APPLICATION OF PAYMENTS. Any payment by Tenant of an amount that is less than the amount then due, shall only constitute a payment "on account" and should be applied in any manner as Landlord may elect. No endorsement or statement on any check or any letter accompanying any check or payment shall be binding upon Landlord or constitute an accord and satisfaction. Landlord may cash any such check or retain any such payment without prejudice to Landlord's right to recover the full amount due or to exercise any default remedies hereunder.

SECTION 2.05 ADJUSTMENT OF MINIMUM RENT. Upon renewal of the lease by Tenant's option under Section 1.02, the minimum rent shall be computed by increasing the preceding minimum rent amount 3% on the base rent of the lease. Furthermore, the minimum rent for each 12-month period (or any portion thereof) subsequent to the first option to renew, shall be computed by increasing the preceding minimum rent amount 3% on the base rent of lease. Tenant shall be liable for rent adjustments for any portion of any twelve-month period that was not notified by Landlord.

SECTION 2.06 SALES TAX. Tenant shall pay all sales and use taxes imposed by the state of Florida on all Rent, Additional Rent and other sums due to be paid by Tenant to Landlord hereunder and all payment by Tenant to Landlord shall be accompanied by payment of sales and other tax thereon to the extent as required by Florida law. (if exempt not applicable)

SECTION 2.07 CAM. CAM is comprised off all operating expenses for the plaza including Property taxes and property insurance.

ARTICLE III. TENANT'S PRO RATA SHARE OF OPERATING EXPENSES

SECTION 3.01. TENANT VERIFICATION. Tenant or its accountants shall have the right to inspect and copy, at reasonable times, and in a reasonable manner, at Landlord's office, during the thirty (30) day period following the delivery of Landlord's statement of prior year's Operating Expenses, Real Estate Tax Expense and Insurance Expense, and such of Landlord's books of account and records as pertain to and contain information concerning such costs and expenses in order to verify the amounts thereof. If Tenant fails to perform said inspection within said thirty (30) time period it will be deemed to have waived its rights to inspect Landlord's records and object or dispute Landlord's statement of the amount of total annual expense costs. If Tenant shall dispute any item or items included in the determination of Operating Expenses for a particular fiscal year, then Landlord or Tenant, provided Tenant has first paid its Annual

ARTICLE VI. SECURITY PROVISION

SECTION 4.01. SECURITY. The Landlord herewith acknowledges receipt of \$7,000.00 as payment of the security deposit which it is to retain as security for the faithful performance of all covenants, conditions and agreements of this Lease, but in no event shall the Landlord be obliged to apply the same upon rents or other charges in arrears or upon damages for the Tenant's failure to perform the said covenants, conditions and agreements: the Landlord may so apply the security, at its option: and the Landlord's right to the possession of the leased premises for non-payment of rent or for any other reason shall not in any event be affected by reason of the fact that the Landlord holds this security. The said sum,

205 64

if not applied toward the payment of rent in arrears or toward payment of damages suffered by the Landlord by reason of the Tenant's breach of the covenants, conditions and agreements of this Lease is to be returned to the Tenant without interest when this Lease is terminated, according to the Lease terms, and in no event is the said security to be returned until the Tenant has vacated the premises and delivered possession to the Landlord, in "broom clean" condition. In the event that the Landlord repossess itself of the leased premises because of the Tenant's default or because of Tenant's failure to carry out the covenants, conditions and agreements of this Lease, the Landlord may apply the said security upon all damages suffered to the date of said repossession and may retain the said security to apply upon such damages as may be suffered or shall accrue thereafter by reason of the Tenant's default or breach. Landlord may commingle the deposits with other funds of Landlord without accounting of same to Tenant. session to the Landlord, in "broom clean" condition. In the event that the Landlord repossess itself of the leased premises because of the Tenant's default or because of Tenant's failure to carry out the covenants, conditions and agreements of this Lease, the Landlord may apply the said security upon all damages suffered to the date of said repossession and may retain the said security to apply upon such damages as may be suffered or shall accrue thereafter by reason of the Tenant's default or breach. Landlord may commingle the deposits with other funds of Landlord without accounting of same to Tenant.

ARTICLE V IMPROVEMENTS

SECTION 5.01. AS-IS CONDITION. Upon completion of and approval of Landlord' Buildout, Tenant hereby agrees to accept the Premises in an "AS-IS" condition without any obligation on the part of Landlord to perform any work in connection therewith, except noted within under Article V.

SECTION 5.02. TENANT'S PLANS. (a) Tenant agrees, at its sole cost and expense, to remodel the interior of the Premises in accordance with plans and specifications, which must be approved in writing by Landlord prior to any such remodeling, using new materials and equipment of first (1st) quality. Plans and specifications for all improvements must be prepared by of a registered architect and registered engineer, each licensed to do business in the State of Florida. Said Plans and specifications shall set forth with particular detail the proposed improvements, including, but not limited to the type of materials to be used by Tenant in the Premises. These plans and specifications must be submitted to Landlord for approval within Thirty (30) days following the Execution Date. No deviation from the final working drawings and specifications, following approval by Landlord, shall be made by Tenant without Landlord's prior written consent. Landlord's approval of any design drawings, working drawings, specifications or other plans (hereinafter collectively referred to as "Tenant's Plans") shall:

(b) not constitute the assumption of any responsibility by Landlord for their accuracy or sufficiency or their compliance with any statutes, ordinances, rules, regulations, laws or codes of any applicable governing authority;

(c) in no way be a representation or warranty by Landlord that it shall assist Tenant in obtaining, or that Tenant shall be able to obtain, any permits required to perform the work set forth in Tenant's Plans (hereinafter "Tenant's Work"), except as otherwise noted within this agreement; and

(d) only be construed as Landlord's acknowledgment that any Tenant's Work proposed by Tenant's Plans is in compliance with the terms and provisions of this Lease; provided that such Tenant's Work is completed in accordance with Tenant's Plans and all other applicable provisions hereof.

SECTION 5.03. TENANT'S WORK. Following the Commencement Date Tenant shall, at its sole cost and expense, commence all Tenant's Work. Tenant shall enter the Premises after the Commencement Date with no exception.

SECTION 5.04. LANDLORD'S BUILDOUT. (a) Landlord shall, at Landlord's sole cost and expense (except as otherwise provided herein), furnish all of the material, labor and equipment required to construct the Improvements in accordance with the Floor Plan, attached herein as Exhibit "C". Landlord shall construct the Improvements in a good and workmanlike manner, and in accordance with all applicable

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statutes, ordinances and building codes, governmental rules, regulations and orders relating to construction of the Improvements (but not matters arising because of Tenant Work or specific to the particular business Tenant seeks to engage in the Premises). Landlord shall diligently proceed with the construction of the Improvements and use reasonable speed, diligence and good faith efforts to Substantially Complete the Improvements to the Premises on or prior to the commencement of the lease; provided, however, if Landlord fails to so Substantially Complete the Improvements and deliver possession of the Premises on or prior to the commencement of the lease, then (a) the validity of this Lease and the obligations of Tenant under this Lease shall not be affected, and except as set forth herein, Tenant shall have no claim against Landlord (and Landlord shall have no liability) hereunder, at law or in equity, arising from Landlord's failure to Substantially Complete the Improvements and deliver possession of the Premises by such date; and (b) subject to the provisions hereof, the Commencement Date shall be postponed to the extent of such delays.

(b) Landlord's Buildout: Landlord will replace rear double fire rated door at landlords expense.

SECTION 5.05. AMERICANS WITH DISABILITIES ACT OF 1990 (THE "ADA") Tenant agrees that it shall be responsible for complying in all respects with the Americans With Disabilities Act of 1990 for its leased premises, as such Act may be amended from time to time, and all regulations promulgated therein (collectively, the "ADA"), as it affects the leased premises, including but not limited to, making, to the extent required by the ADA, "readily achievable" changes to remove any architectural or communications barriers, and providing auxiliary aides and services within the leased premises. Tenant further agrees that any and all alterations made to the Premises during the Term will comply with the requirements of the ADA. Tenant agrees that it will defend, indemnify and hold harmless Landlord and Landlord's directors, officers, managers, members, employees, agents, attorneys, successors and assigns from and against any and all claims, demands, causes of action, suits, proceedings, liabilities, damages (including consequential and punitive damages), losses, costs and expenses, including reasonably attorneys' fees, caused by, incurred, or resulting from Tenant's failure to comply with the obligations under this Section. This section shall survive the termination or earlier cancellation of this Lease and Tenant's vacation of, or eviction from, the leased premises.

ARTICLE VI CONDUCT OF BUSINESS BY TENANT

SECTION 6.01. USE OF PREMISES. Quality Culinary Services, LLC a Florida corporation, of which the address is 2205 NW 107 ST Miami, FL 33167 shall operate the Premises exclusively as a catering style restaurant, specializing in catering and food related cuisine, which may include the sale of cakes and specialty desserts. The Lease shall include an exclusivity provision in favor of, Quality Culinary Services, LLC whereby Landlord agrees not to enter into any new lease with another tenant whose permitted use includes operating an Quality Culinary Services, LLC. Additionally, Landlord shall not amend any existing lease to allow a current tenant to operate a business primarily

SECTION 6.02. OPERATION OF BUSINESS. Tenant agrees to operate one hundred percent (100%) of the leased premises during the entire term of this lease unless tenant is prevented from doing so because of fire, accident, or acts of God, and to conduct its business at all times in high class and reputable manner, maintaining at all times a full staff of employees and a full and complete stock of merchandise. if any, of the leased premises and shall keep same well lighted during all Shopping Center business hours. 8:00 AM to 9:00 PM are business hours. Tenant, with assistance from Landlord, shall promptly obtain all necessary licenses and permits and comply with all laws, ordinances, lawful orders and regulations affecting the leased premises and the cleanliness, safety, occupancy and use of same. No auction, liquidation, going out of business, fire or bankruptcy sales may be conducted in the leased premises without the prior written consent of Landlord. Tenant agrees that it will conduct its business in the leased premises during all hours established for the Shopping Center by the Landlord and will conduct such business in a lawful manner and in good faith, and will not do any act tending to injure the reputation of the Shopping Center. nances, lawful

orders and regulations affecting the leased premises and the cleanliness, safety, occupancy and use of same. No auction, liquidation, going out of business, fire or bankruptcy sales may be conducted in the leased premises without the prior written consent of Landlord. Tenant agrees that it will conduct its business in the leased premises during all hours established for the Shopping Center by the Landlord and will conduct such business in a lawful manner and in good

SECTION 6.03. STORAGE, OFFICE SPACE. Tenant shall warehouse, store and/or stock in the leased premises only such goods, wares and merchandise as Tenant intends to offer for sale at retail at, in, from or upon the leased premises. This shall not preclude occasional emergency transfers of merchandise from the other stores of Tenant, if any, not located in the Shopping Center. Tenant shall use for office, clerical or other non-selling purposes only such space in the leased premises AS-IS from time to time reasonably required for Tenant's business in the leased premises.

ARTICLE VII MAINTENANCE OF LEASED PREMISES

SECTION 7.01. TENANTS OBLIGATIONS FOR MAINTENANCE. (a) Tenant's obligation under this Paragraph shall include, but not be limited to, repairing and maintaining items as are required by any governmental agency having jurisdiction thereof (whether the same is ordinary or extraordinary, foreseen or unforeseen), walls (other than exterior walls), Tenants obligations shall include periodic interior painting as needed. Any and all broken storefront glass, doors, door frames, door checks and closure mechanisms, light fixtures, ventilation and a/c covers and any and all electrical work inside the premises.

(b) Tenant shall keep and maintain the leased premises in a clean, sanitary and safe condition with the laws of the State of Florida and in accordance with all directions, rules and regulations of the health officer, fire Marshall, building inspector, or other proper officials of the governmental agencies having jurisdiction, at the sole cost and expense of Tenant, and Tenant shall comply with all requirements of law, ordinance and otherwise, affecting said premises. If Tenant refuses or neglects to commence and to complete repairs promptly and adequately, Landlord may, but shall not be required to, make and complete said repairs and Tenant shall pay the cost thereof to Landlord upon demand. Said cost reimbursement shall be deemed additional rent under this lease.

(c) The interests of Landlord in the leased premises and the shopping center shall not be subject to liens for improvements made by Tenant and Tenant shall keep the leased premises and all other parts of the Shopping Center free from any and all liens arising out of any work performed materials furnished or obligations incurred by or for Tenant. Tenant agrees to notify all contractors, subcontractors, laborers and material men providing any materials, services or improvements to the leased premises on behalf of Tenant that the interest of the Landlord in the leased premises and the shopping center are not subject to liens and agrees to discharge any mechanic's or material men's lien within ten (10) days after written request therefore by Landlord. Tenant shall reimburse Landlord for any and all costs and expenses, including attorneys' fees at all court levels, which may be incurred by Landlord by reason of the filing of any such liens and/or the removal of same, such reimbursement to be made within (10) days after receipt by Tenant from Landlord of a statement setting forth the amount of such costs and expenses. Said cost reimbursement shall be deemed to be additional rent under this Lease. The failure of Tenant to pay any such amount to Landlord with said ten (10) day period shall carry with it the same consequences as failure to pay any installment of rental.

(d) Tenant, at its own expense, shall install and maintain fire extinguishers and other fire protection devices as may be required from time to time by any agency having jurisdiction thereof and the insurance underwriters insuring the building in which the leased premises are located.

SECTION 7.02. LANDLORD'S OBLIGATIONS FOR MAINTENANCE. Landlord shall keep and maintain the foundation, exterior walls, roof of the building in which the leased premises are located and the structural portions of the leased premises which were originally installed by Landlord; exclusive of doors, door frames, door pivots or hinges, windows, and window frames located in exterior building walls,

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in good repair except that Landlord shall not be called upon to make such repairs occasioned by the act or negligence of Tenant, its agents, employees, invitees, licensees or contractors, except to the extent that Landlord is reimbursed therefore under any policy of insurance permitting waiver of subrogation in advance of loss. Landlord shall not be called upon to make any other improvements or repairs of any kind upon said premises and appurtenances, except as may be required under Articles VI and VII hereof.

ARTICLE VIII.
OPERATION MAINTENANCE OF COMMON AREAS

SECTION 8.01. MAINTENANCE OF COMMON AREAS. Landlord agrees to cause to be operated, managed and maintained during the term of this Lease all parking areas, roads, sidewalks, landscaping, and common area lighting facilities in the Shopping Center. The manner in which such areas and facilities shall be maintained and operated and the expenditures therefore shall be at the sole discretion and under the absolute control of the Landlord and the use of such areas and facilities shall be subject to such reasonable rules and regulations as Landlord shall make from time to time.

SECTION 8.02. USE OF COMMON AREAS. The term "common areas", as used in the Lease, shall mean the parking areas, roadways, pedestrian sidewalks, truck ways, loading docks, delivery areas, landscaped areas, public bathrooms and comfort stations, and all other areas of improvements which may be provided by the Landlord for the convenience and use of the tenants of the Shopping Center, and their respective sub-tenants, agents, employees, customers, invitees, and any other licensees of Landlord. The use and occupancy by the Tenant of the leased premises shall include the use, in common with all others to whom Landlord has granted or may hereafter grant rights to use the same, of the common areas located within the Shopping Center, and of such other facilities as may be designated from time to time, subject, however, to rules and regulations for the use thereof as prescribed from time to time by the Landlord. Landlord may include the parking areas, roadways and landscaped areas located on property adjacent and contiguous to the Shopping Center in the common areas. Tenant and its employees shall park their cars only in areas specifically designated from time to time by Landlord for that purpose. Automobile license numbers of employees' cars shall be furnished to Landlord upon Landlord's request. Landlord may at any time close temporarily any common area to make repairs or changes, to prevent the acquisition of public rights in such area or to discourage non-customer parking, and may do such other acts in and to the common areas as in its judgment may be desirable to improve the convenience thereof.

SECTION 8.03. CHANGES AND ADDITIONS. Landlord hereby reserves the right at any time, and from time to time, to make alterations or additions to, and to build additional stories on the building in which the leased premises are located and to build adjoining the same. Landlord also reserves the right at any time, and from time to time, to construct other buildings and improvements in the Shopping Center and to enlarge the Shopping Center, and to make alterations thereto, and to build adjoining thereto and to construct decks or elevated parking facilities. The purpose of the attached site plan is to show the approximate location of the leased premises within the Shopping Center and Landlord reserves the right at any time to relocate the various buildings, parking areas and other common areas show on said site plan.

SECTION 8.04. SECURITY. Tenant shall, at its sole cost and expense, provide any and all security as may be commercially reasonably necessary to ensure the safety of its employees, students and other invitees which shall enter upon the Shopping Center for the purpose of visiting the Premises. Tenant hereby acknowledges and agrees that its operations at the Shopping Center, including, but not limited to, night time operations, require a certain level of security that Landlord does not provide and is not required to provide pursuant to the terms and provisions of this Lease. Tenant hereby indemnifies and holds Landlord harmless for any and all claims related to the failure to provide adequate, and/or negligently providing, security brought by any employee, customer, licensee or invitee of Tenant injured or damaged at the Shopping Center, except to the extent that such action may be the result of any gross negligence or willful misconduct of Landlord in the performance of any of its obligations under this Lease. This indemnification shall be in addition to and not in lieu of any other indemnification or other protection of

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Landlord granted by Tenant under this Lease. This section shall survive the termination or earlier cancellation of this Lease and Tenant's vacation of, or eviction from, the leased premises.

ARTICLE IX. ALTERATIONS AND SIGNS

SECTION 9.01. INSTALLATION BY TENANT. Tenant shall not make or cause to be made any alterations, additions or improvements to the leased premises, or install or cause to be installed any exterior signs, floor covering, interior or exterior lighting, plumbing fixtures, shades, canopies or awnings or make any changes to the store front, mechanical, electrical or sprinkler systems without the prior written approval of Landlord. Tenant shall present to the Landlord plans and specifications for such work prior to the time approval is sought.

SECTION 9.02. REMOVAL BY TENANT. All alterations, decorations, additions and improvements made by Tenant (approved by Landlord in writing) shall be deemed to have attached to the Leasehold and to have become the property of Landlord upon such attachment, and upon expiration of this Lease or any renewal term thereof, the Tenant shall not remove any of such alterations, decorations, additions and improvements, except trade fixtures installed by Tenant may be removed if all rents due herein are paid in full and Tenant is not otherwise in default hereunder. Landlord shall have a lien on all inventory and trade fixtures as security against loss or damage resulting from any such default by Tenant and said inventory and trade fixtures shall not be removed by Tenant until such default is cured. Provided, however, Landlord may designate by written notice to Tenant those alterations and additions which shall be removed by Tenant at the expiration of termination of the Lease and Tenant shall promptly remove the same and repair any damage to the lease premises caused by such removal.

SECTION 9.03. SIGNS. Tenant will not place or cause to be placed or maintained any sign or advertising matter of any kind anywhere within the Shopping Center except in the interior of the lease premises without the prior written approval of Landlord. No change, alteration, or modification of said sign shall be undertaken without Landlord's prior written approval. No symbol, design, name, mark or insignia adopted by the Landlord for the Shopping Center shall be used without the prior written consent of Landlord. All signs located in the interior of any store shall be in good condition and repair at all times any such sign or advertising matter of any kind which has been approved by Landlord for use by Tenant. No advertising signs or placards on Tenants vehicles may be located or parked on the front of the Shopping centers parking area. 1 space will be reserved at the furthest south parking lot for take out orders.

ARTICLE X ADVERTISING

SECTION 10.01. CHANGE OF NAME. Tenant agrees (a) to operate its business in the leased premises under the name: Quality Culinary Services, LLC will not be held to be in violation of any applicable law, and (b) not to change the advertised name or character of the business operated in the leased premises without the prior written approval of Landlord) and (c) to refer to the Shopping Center as Boulevard Center in designating the location of the leased premises in all newspaper and other advertising matter in the parking area or in other common areas.

SECTION 10.02 SOLICITATION OF BUSINESS. Tenant and Tenant's employees and agents shall not solicit business in the parking or other common areas, nor shall Tenant distribute any hand bills or other advertising matter in the parking area or in other common areas.

ARTICLE XI UTILITY CHARGES

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SECTION 11.01. UTILITY CHARGES. Tenant shall not be responsible for charges of water, sewer and trash and will promptly pay all other utility used upon or furnished to the leased premises. Tenant agrees to purchase and pay for same as additional rent, within ten (10) days of the presentation by Landlord to Tenant of bills therefore, at the applicable rates filed by the utility company serving the area with the proper regulating authority and in effect from time to time covering such services. The obligation of the Tenant to pay for such utilities shall commence as of the date on which possession of the premises is delivered to Tenant, as provided for in Article I, Section 1.02 of this Lease, without regard to any free rental period or formal commencement date of this Lease. Tenant will be responsible for natural gas if needed as well as regular pump outs of grease traps.

ARTICLE XII WASTE

SECTION 12.01. WASTE OR NUISANCE. Tenant shall not commit or suffer to be committed any waste upon the leased premises or any nuisance or other act or thing which may disturb the quiet enjoyment of any other tenant in the building in which the leased premises may be located, or in the Shopping Center. Tenant shall not use or permit to be used, any medium that might constitute a nuisance, such as loud speakers, sound amplifiers, phonographs, radios, television, or any other sound producing device which will carry sound outside the leased premise.

ARTICLE XIII TAXES, INSURANCE AND INDEMNITY

SECTION 13.01 TAXES. Tenant shall pay to the appropriate agency any sales, excise and other taxes (not including, however, Landlord's income taxes) levied, imposed or assessed by the State of Florida, or any political subdivision thereof or other taxing authority upon any Rent payable hereunder. Tenant shall also pay, prior to the time the same shall become delinquent or payable with penalty, all taxes imposed on its inventory, furniture, trade fixtures, apparatus, equipment, leasehold improvements installed by Tenant or by Landlord on behalf of Tenant and any other property of Tenant. Landlord may require that Tenant's leasehold improvements be separately assessed by the taxing authority.

SECTION 13.02. LIABILITY INSURANCE. Tenant shall, during the entire term hereof, keep in full force and effect a policy of public liability and property damage insurance with respect to the lease premises and the business operated by Tenant and any subtenants of Tenant in the leased premises, including steam boiler insurance if applicable, in which the limits of public liability shall be not less than \$1,000,000.00 per person and \$1,000,000.00 for more than one person in any one accident and in which the limit of property damage liability shall be not less than \$100,000.00. The policy shall name Landlord, any other parties in interest designated by Landlord, and Tenant as insured, and shall contain a clause that the insurer will not cancel or change the insurance without first giving the Landlord thirty (30) days prior written notice. Such insurance may be furnished by Tenant under any blanket policy carried by it or under a separate policy therefore. The insurance shall be with an insurance company approved by Landlord and a copy of the paid-up policy evidencing such insurance or a certificate of insurer certifying to the issuance of such policy shall be delivered to Landlord prior to commencement of Tenant's work and upon renewals not less than 30 days prior to the expiration of such coverage.

SECTION 13.03. PROPERTY INSURANCE. (a) Landlord agrees, during the term hereof, to carry insurance against fire, vandalism, malicious mischief and such other perils as are from time to time included in a standard extended coverage endorsement and, at Landlord's option, special extended coverage and endorsements, insuring the improvements to the Shopping Center in an amount determined solely by Landlord.

(b) Tenant agrees to carry, at its expense, insurance against fire, vandalism, malicious mischief, and such other perils as are from time to time included in a standard extended coverage endorsement, insuring Tenant's merchandise trade fixtures, furnishings, equipment and all other items of personal property of Tenant located on or within the leased premises, in an amount equal to not less than eighty

percent (80%) of the actual replacement cost thereof and to furnish Landlord with a certificate evidencing such coverage.

(c) Tenant shall not carry any stock of goods or do anything in or about said premises which will in any way tend to increase the insurance rates on said premises and/or the building of which they are a part. If Tenant installs any electrical equipment that overloads the lines in the leased premises, Tenant shall at its own expense make whatever changes are necessary to comply with the requirements of the insurance underwriters and governmental authorities having jurisdiction.

SECTION 13.04. COVENANT TO HOLD HARMLESS. Tenant will indemnify Landlord and save it harmless from and against any and all claims, actions, damages, liability and expense in connection with loss of life, personal injury and/or damage to property arising from or out of any occurrences in, upon or at the leased premises. For the purpose hereof, the leased premises shall include the service areas adjoining the same and the loading platform area allocated to the use of Tenant. In case Landlord shall be made a party to any litigation commenced by or against Tenant, then Tenant shall protect and hold Landlord harmless and shall pay all costs, expenses and reasonable attorney fees incurred or paid by Landlord in connection with such litigation. Tenant shall also pay all costs, expenses and reasonable attorney fees that may be incurred or paid by Landlord in enforcing the covenants and agreements of this Lease. This section shall survive the termination or earlier cancellation of this Lease and Tenant's vacation of, or eviction from, the leased premises.

ARTICLE XIV **ASSIGNMENT AND SUBLETTING**

SECTION 14.01. CONSENT REQUIRED. Tenant agrees not to assign, sublet or in any manner transfer this Lease, or any estate or interest therein, or any portion thereof, without the prior written consent of Landlord using Landlord's assignment agreement. If Landlord consents to said assignment or sublease, Tenant shall only assign or sublet to a new entity that shall only use the leased premises for the same approved use as Tenant. Consent by Landlord to one or more assignments of this Lease or to one or more subletting of said leased premises shall not operate as a waiver of Landlord's rights under this Article. In the event that Tenant with or without the previous consent of Landlord, does assign or in any manner transfer this Lease or any estate or interest therein, Tenant shall in no way be released from any of its obligations under this Lease. The sale, issuance, or transfer of any voting capital stock of Tenant (if Tenant be a non-public corporation), which results in a change in the voting control of Tenant, shall be deemed to be an assignment of this Lease within the meaning of this Section. A tenant agrees to compensate Landlord in the amount of \$1500.00 for the preparation and administration of said assignment.

ARTICLE XV **DEFAULT OF THE TENANT**

SECTION 15.01. DEFAULT OF THE TENANT The occurrence of any one or more of the following shall constitute an event of default by Tenant hereunder:

- (a) Failure of Tenant to pay when due any installment of rent or any other sum hereunder required to be paid by Tenant, alternatively,
- (b) Tenant's removal or attempt to remove, or manifesting an intention to remove, Tenant's goods or property from or out of the demised otherwise than in the ordinary and usual course of business without having first paid and satisfied Landlord for all rent which may become due during the entire term of this Lease, and/or alternatively,
- (c) If the Tenant defaults in the payment of Rent or any monetary obligation, after receiving three (3) days written notice, or in the prompt and full performance of any provision of this Lease (including rules and regulations), after having received fifteen (15) days prior written notice, or if the leasehold interest of the Tenant be levied upon under execution or be attached by process of law, or if the Tenant makes an assignment for the benefit of creditors, or if a receiver be appointed for any property of the Tenant, or if the Tenant abandons the Premises, then and in any such event the Landlord may, if the Landlord so elects, either forthwith terminate this Lease and the Tenant's

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right to possession of the Premises, or without terminating this Lease, forthwith terminate the Tenant's right to possession of the Premises, but the Tenant shall remain liable for damages as permitted by law, and as provided for herein.

SECTION 15.02. LANDLORDS REMEDIES If an event of default by Tenant occurs, then the Landlord, in addition to all rights and remedies granted the laws of the State of Florida shall have any and all of the following rights:

- (a) To re-enter and remove all persons and property from the Demised Premises, and such property may be removed and stored on the sidewalk or elsewhere at the cost of and for the account and sole risk of Tenant, without Landlord or its agents being deemed guilty of trespass, or becoming liable for any loss or damage which may be occasioned hereby, Tenant hereby absolutely waiving all claims for damages related, directly or indirectly, to any of the same, and, alternatively,
- (b) To terminate the Lease and re-let the Demised Premises for the account of the Landlord or within the sole discretion of Landlord the premises may be re-let for the account of the Tenant, and, alternatively,
- (c) Declaring the balance of the entire unpaid rent for the entire rental term of this Lease to be accelerated and to be immediately due and payable, and Landlord may then proceed immediately to collect all of the unpaid rent for the entire rental term of this Lease to be accelerated and to be immediately due and payable, and Landlord may then proceed immediately to collect all of the unpaid rent called for by this Lease by distress or otherwise and to terminate this lease, without prejudice to Tenant's obligation for all such accelerated rent should Tenant fail then to pay the balance of the entire rent for the entire rental term,
- (d) To exercise any and all rights provided by Florida law,
- (e) Tenant agrees to pay all costs, whether or not otherwise considered "court costs", and expenses of collection and reasonable attorney's fees on any part of rent or sums agreed to be treated as rent that may be collected by an attorney, suit distress, or foreclosure; and, further, in the event that Tenant fails promptly and fully to perform and comply with each and every term, provision, covenant, agreement, undertaking or condition under this Lease and the matter is turned over to Landlord's attorney, Tenant shall pay Landlord's reasonable attorney's fees plus costs, where deemed necessary or appropriate by Landlord, whether suit is instituted or not.

SECTION 15.03. NOTICE BY TENANT. Tenant shall give immediate notice to Landlord to Landlord in case of fire or accidents in the leased premises or in the building of which the premises are a part or of defects therein or in any fixtures or equipment.

ARTICLE XVI ACCESS BY LANDLORD

SECTION 16.01. RIGHT OF ENTRY. Landlord or Landlord's agent shall have the right to enter the leased premises at all reasonable times to examine the same, and to show them to prospective purchaser or mortgagees of the building, and to make such repairs, alterations, improvements or additions as Landlord may deem necessary or desirable, and Landlord shall be allowed to take all material into and upon said premises that may be required therefore without the same constituting an eviction of Tenant in whole or in part, and the rent reserved shall in no wise abate while said repairs, alterations, improvements, or additions are being made, by reason of loss or interruption of business of Tenant, or otherwise. During the three months prior to the expiration of the term of this Lease or any renewal term. Landlord may exhibit the premises to prospective tenants and place upon the premises the usual notices "To Let" or "For Rent" which notices Tenant shall permit to remain thereon without molestation.

ARTICLE XVII TENANT'S PROPERTY

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SECTION 17.01. LOSS AND DAMAGE. The Landlord shall not be responsible or liable to the Tenant for any loss or damage that may be occasioned by or through the acts of omissions of persons occupying adjoining premises or any part of the premises adjacent to or connected with the leased premises hereby leased or any part of the building of which the leased premises are a part, or for any loss or damage resulting to the Tenant or its property from bursting, stoppage or leaking of water, gas, sewer or steam pipes or for any damage property within the leased premises from any cause whatsoever. This section shall survive the termination or earlier cancellation of this Lease and Tenant's vacation of, or eviction from, the leased premises.

ARTICLE XVIII HOLDING OVER

SECTION 18.01. HOLDING OVER. Any holding over after the expiration of the term hereof with the written consent of the Landlord, shall be construed to be a tenancy from month to month (at the monthly minimum rental herein specified rent payable hereunder for lease years immediately preceding), and shall otherwise be on the same terms and conditions herein specified so far as applicable. Any holding over after the expiration of the term hereof without the written consent of the Landlord, shall be construed to be a tenancy at sufferance (at double the monthly minimum rental herein specified rent payable hereunder for lease years immediately preceding), and shall otherwise be on the same terms and conditions herein specified so far as applicable.

SECTION 18.02. SUCCESSORS. All rights and liabilities herein given to, or imposed upon, the respective parties hereto shall extend to and bind the several respective heirs, executors, administrators, successors, and assigns of the said parties; and if there shall be more than one Tenant, they shall all be bound jointly and severally by the terms, covenants and agreements herein. No rights, shall inure to the benefit of any assignee of Tenant unless the assignment to such assignee has been approved by Landlord in writing as provided in Section 14.01 hereof.

ARTICLE XIX BANKRUPTCY OR INSOLVENCY

SECTION 19.01 IMMEDIATE RELIEF FROM STAY: In the event of Tenant's bankruptcy, Tenant hereby stipulates that Landlord shall have immediate relief from the automatic stay, or alternatively, Tenant shall provide Landlord with adequate assurance of Tenant's future performance of all of the terms, conditions and covenants of this lease, including but not limited to the assumption of the lease, and the immediate curing of any back-due rent and other payments.

SECTION 19.02 ASSIGNMENT: If this lease is assigned to any person or entity pursuant to the provisions of the Bankruptcy Code, 11 U.S.C. §§ 101 et seq. ("Bankruptcy Code"), any and all monies or other consideration payable or otherwise to be delivered in connection with such assignment shall be paid or delivered to Landlord, shall be and remain the exclusive property of Landlord and shall not constitute the property of Tenant or of the estate of Tenant within the meaning of the Bankruptcy Code. Any and all monies or other consideration constituting Landlord's property under the preceding sentence not paid or delivered to Landlord shall be held in trust for the benefit of Landlord and be promptly paid or delivered to Landlord. Any person or entity to which this lease is assigned pursuant to the Bankruptcy Code shall be deemed without further act or deed to have assumed all of the obligations arising under this lease on or after the date of such assignment. Any such assignee shall upon demand execute and deliver to Landlord an instrument confirming such assumption.

SECTION 19.03 MISCELLANEOUS This is a lease of real property in a shopping center within the meaning of section 365(b)(3) of the Bankruptcy Code. Notwithstanding anything in this lease to the

contrary, all amounts payable by Tenant to or on behalf of Landlord under this lease, whether or not expressly denominated as rent, shall constitute rent for the purposes of section 502(b)(6) of the Bankruptcy Code.

ARTICLE XX
ESTOPPEL LETTER, ATONEMENT AND SUBORDINATION

SECTION 20.01. ESTOPPEL LETTER. Tenant agrees within ten (10) days after request therefore by Landlord to execute in recordable form and deliver to Landlord a statement, in writing, certifying (a) that this Lease is in full force and effect, (b) the date of commencement of the term of this Lease, (c) that rent is paid currently without any off-set or defense thereto, (d) the amount of rent, if any, paid in advance, and (e) that there are no uncured defaults by Landlord or stating those claimed by Tenant, provided that, in fact such facts are accurate and ascertainable.

SECTION 20.02. ATONEMENT. Tenant shall, in the event any proceedings are brought for the foreclosure of or in the event of exercise of the power of sale under any mortgage made by Landlord covering the leased premises, atton to the purchaser upon any such foreclosure or sale and recognize such purchaser as the Landlord under this Lease.

SECTION 20.03. SUBORDINATION. Tenant agrees that this Lease shall, at the request of the Landlord, be subordinate to all mortgages or deeds of trust that may hereafter be placed upon said premises and to any and all advances to be made there under, and to the interest thereon, and all renewals, replacements and extensions thereof. Tenant also agrees that any mortgage or trustee may elect to have this Lease a prior lien to its mortgage or deed of trust, and in the event of such election and upon notification by such mortgagee or trustee to Tenant to that effect, this Lease shall be deemed prior in lien to the said mortgage or deed of trust, whether this Lease is dated prior to or subsequent to the date of said mortgage or deed of trust. Tenant agrees that upon the request of Landlord, any mortgage or any trustee, it shall execute whatever instruments may be required to carry out the intent of this Section.

SECTION 20.04. REMEDIES. Failure of the Tenant to execute any of the above instruments within fifteen (15) days upon written request so to do by Landlord, shall constitute a breach of this Lease and the Landlord may, at its option, cancel this Lease and terminate the Tenant's interest therein. Further, Tenant hereby irrevocably appoints Landlord as attorney-in-fact for the Tenant with full power and authority to execute and deliver in the name of the Tenant and any such instruments.

ARTICLE XXI
DESTRUCTION OF LEASED PREMISES

SECTION 21.01. RECONSTRUCTION OF DAMAGED PREMISES. In the event the leased premises shall be partially or totally destroyed by fire or other casualty insured under the insurance carried by Landlord pursuant to Section 13.03 of this Lease, as to become partially or totally untenantable, the damage to the leased premises shall be promptly repaired by Landlord, unless Landlord shall elect not to rebuild as hereinafter provided, and a just and proportionate part of the fixed minimum rental and all other charges shall be abated, and the minimum gross sales above which annual percentage rental is computed shall be reduced by the same proportion, until so repaired. If Landlord elects to rebuild the leased premises, the obligation of Landlord hereunder shall be limited to reconstructing the leased premises in accordance with the initial plans and specifications for the construction of the leased premises. In no event shall Landlord be required to repair or replace Tenant's merchandise, trade fixtures, furnishing or equipment. If more than thirty-five percent (35%) of the floor area of the building in which the leased premises are located shall be destroyed by fire or other casualty, or if, during the last five (5) years of the term hereof, more than twenty-five percent (25%) of the leased premises or of the floor area of the building in which the leased premises are located shall be damaged or destroyed by fire or other casualty then Landlord may elect either to repair or rebuild the leased premises or the building of which the leased premises are part, as the case may be, or to terminate this Lease by given written notice to Tenant of its election to so terminate, such notice to be given within one hundred twenty (120) days after the occurrence of such damage or destruction. If Landlord is required or elects to repair or rebuild the leased premises as

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herein provided. Tenant shall repair or replace its merchandise, trade fixtures, furnishing and equipment in a manner and to at least a condition equal to that prior to its damage or destruction.

SECTION 21.02. WAIVER OR SUBROGATION. Each party hereto does hereby remise, release and discharge the other party hereto and any officer, agent, employee or representative of such party, of and from any liability whatsoever hereafter arising from loss, damage or injury caused by fire or other casualty for which insurance (permitting waiver of liability and containing a waiver of subrogation) is carried by the injured party at the time of such loss, damage or injury to the extent of any recovery by the injured party under such insurance.

ARTICLE XXIII. EMINENT DOMAIN

SECTION 23.01. TOTAL CONDEMNATION OF LEASED PREMISES. If the whole of the premises hereby leased shall be taken by any public authority under the power of eminent domain, then the term of this Lease shall cease as of the day possession shall be taken by such public authority and the rent shall be paid up to that day with a proportionate refund by Landlord of such rent as may have been paid in advance for a period subsequent to the date of the taking.

SECTION 23.02. PARTIAL CONDEMNATION. If any part of the leased premises shall be taken under eminent domain, or if less than the whole but more than forty percent (40%) of the building in which the leased premises are located or more than forty percent (40%) of the common areas shall be taken under eminent domain, Landlord shall each have the right to terminate this Lease and declare the same null and void, by written notice of such intention to the other party within ten (10) days after such taking and the provisions of section 23.01 shall apply. In the event Landlord does not exercise said right of termination, or if the amount condemned is less than the percentages set forth above, the lease term shall cease only on the part so taken as of the day possession shall be taken by such public authority and Tenant shall pay rent up to that day, with appropriate refund by Landlord of such rent as may have been paid in advance for a period subsequent to the date of the taking, and thereafter all the terms herein provided shall continue in effect, except that the fixed minimum annual rental shall be reduced in proportion to the amount of the leased premises taken and the minimum gross sales above which annual percentage rental is computed and payable shall likewise be proportionately reduced and Landlord shall, at its own cost and expense, make all the necessary repairs or alterations to the basic building as originally installed by Landlord, so as to constitute the remaining leased premises a complete architectural unit.

SECTION 23.03. LANDLORD'S AND TENANT'S DAMAGES. All damages awarded for such taking under the power of eminent domain, whether for the whole or a part of the leased premises, shall belong to and be the property of Landlord whether such damages shall be awarded as compensation for diminution in value to the leasehold or to the fee of the premises, including, but not limited to severance damages: provided, however, that Landlord shall not be entitled to the award made for depreciation to, and cost of removal of Tenant's stock and fixtures or Tenant's business damages.

ARTICLE XXIV. RULES AND REGULATIONS

SECTION 24.01. RULES AND REGULATIONS Tenant agrees to comply with and observe all rules and regulations established by Landlord from time to time, provided the same shall apply uniformly to all tenants of the Shopping Center. Tenant's failure to keep and observe said rules and regulations shall constitute a breach of the terms of this Lease in the manner as if the same were contained herein as covenants.

ARTICLE XXV. QUIET ENJOYMENT

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SECTION 25.01. LANDLORD'S COVENANT. Upon payment by the Tenant of the rents herein provided, and upon the observance and performance of all the covenants, terms and conditions of Tenant's part to be observed and performed, Tenant shall peaceably and quietly hold and enjoy the leased premises for the term hereby demised without hindrance or interruption by Landlord or any other person or person lawfully or equitably claiming by, through or under the Landlord, subject, nevertheless, to the terms and conditions of this Lease, any mortgages to which this Lease is subordinate.

ARTICLE XXVI.
MISCELLANEOUS

SECTION 26.01. WAIVER. One or more waivers of any covenant or condition by Landlord shall not be construed as a waiver of a subsequent similar act by Tenant. No breach of a covenant of this Lease shall be deemed to have been waived by Landlord, unless such waiver is in writing signed by Landlord.

SECTION 26.02. ENTIRE AGREEMENT. This Lease and the Exhibits, and Rider, if any, attached hereto and forming a part hereof, set forth all the covenants, promises, agreements, conditions and understandings between Landlord and Tenant concerning the leased premises and there are no covenants, promises, agreements, conditions or understandings, either oral or written, between them other than are herein set forth. No alteration, amendment, change or addition to this Lease shall be binding upon Landlord or Tenant unless reduced to writing and signed by each party.

SECTION 26.03. INTERPRETATION AND USE OF PRONOUNS. Nothing contained herein shall be deemed or construed by the parties hereto, nor by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the parties hereto, it being understood and agreed that neither the method of computation of rent, nor any other provision contained herein, nor any acts of the parties herein, shall be deemed to create any relationship between the parties hereto other than the relationship of Landlord and Tenant. Whenever herein the singular number is used, the same shall include the plural, and the masculine gender shall include the feminine and neuter genders.

SECTION 26.04. DELAYS. In the event that either party hereto shall be delayed or hindered in or prevented from the performance of any act required hereunder by reason of strikes, lockouts, labor troubles, inability to procure materials, failure of power, restrictive governmental laws or regulations, riots, insurrection, war or other reason of a like nature not the fault of the party delayed in performing work or doing acts required under the terms of this Lease, then performance of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay. The party entitled to such extension hereunder shall give written notice as soon as possible to the other party hereto of its claim of right to such extension and the reason(s) therefore. The provisions of this Section 26.04 shall not operate to excuse Tenant from prompt payment of rent, percentage rent or any other payments required by the terms of this Lease.

SECTION 26.05. CAPTIONS AND SECTION NUMBERS. The captions, section numbers and article numbers, appearing in this Lease are inserted only as a matter of convenience and in no way define, limit, construe, or describe the scope or intent of such sections or articles of this Lease nor in any way affect this Lease.

SECTION 26.06. BROKER'S COMMISSION. Each of the parties represents and warrants that there are no claims for brokerage commissions or finder's fees in connection with the execution of this lease, and each of the parties agrees to indemnify the other against, and hold it harmless from, all liabilities arising from any such claim (including, without limitation, the cost of counsel fees in connection therewith). This section shall survive the termination or earlier cancellation of this Lease and Tenant's vacation of, or eviction from, the leased premises.

SECTION 26.07. RECORDING. Tenant shall not record this Lease without the written consent of Landlord, however, upon the request of either party hereto, the other party shall join in the execution of a memorandum or so-called "short form" of this Lease for the purposes of recordation. Said memorandum or

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short form of this Lease shall describe the parties, the leased premises, the term of this Lease, any special provisions, and shall incorporate this Lease by reference.

SECTION 26.08. FURNISHING OF FINANCIAL STATEMENT. Upon Landlord's written request, Tenant shall promptly furnish Landlord, from time to time, financial statements reflecting Tenant's current financial condition.

SECTION 26.09. LANDLORD'S USE OF COMMON AREAS. Landlord reserves the right, from time to time, to utilize portions of the common areas for carnival type shows, rides and entertainment, outdoor shows, displays, automobile and other product shows, the leasing of kiosks, or such other uses which in Landlord's judgment tend to attract the public. Further, Landlord reserves the right to utilize the lighting standards and other areas in the parking lot for advertising purposes.

SECTION 26.10. TRANSFER OF LANDLORD'S INTEREST. In the event of any transfer or transfers of Landlord's interest in the premises, the transferor shall be automatically relieved of any and all obligations and liabilities on the part of Landlord accruing from and after the date of such transfer.

SECTION 26.11. LIABILITY OF LANDLORD. If Landlord shall fail to perform any covenant, term or condition of this Lease upon Landlord's part to be performed, and if as a consequence of such default Tenant shall recover a money judgment against Landlord, such judgment shall be satisfied only out of the proceeds of sale received upon execution of such judgment and levied thereon against the right, title and interest of Landlord in the Shopping Center, and neither Landlord nor any of its partners, agents, employees, officers, directors or members, as applicable, shall be liable for any deficiency.

SECTION 26.12. ACCORD AND SATISFACTION. No payment by Tenant or receipt by Landlord of a lesser amount than the monthly rent herein stipulated shall be deemed to be other than on account of the earliest stipulated rent, nor shall any endorsement or statement on any check or any letter accompanying any check or payment as rent be deemed an accord and satisfaction, and Landlord shall accept such check or payment without prejudice to Landlord's right to recover the balance of such rent or pursue any other remedy in this Lease provided.

SECTION 26.13. EXECUTION OF LEASE. The submission of this Lease for examination does not constitute a reservation of or option for the leased premises, and this Lease shall become effective as a lease only upon execution and delivery thereof by Landlord and Tenant.

SECTION 26.14. RADON GAS. Radon is a naturally occurring radioactive gas that when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit. Pursuant to F.S. 404.056(8)..

SECTION 26.15 WAIVER OF JURY TRIAL AND OTHER RIGHTS TO THE EXTENT PERMITTED BY APPLICABLE LAW, LANDLORD AND TENANT HEREBY MUTUALLY WAIVE ANY AND ALL RIGHTS WHICH EITHER MAY HAVE TO REQUEST A JURY TRIAL IN ANY ACTION, PROCEEDING OR COUNTERCLAIM ARISING OUT OF THIS LEASE, ANY REPRESENTATIONS MADE CONCERNING THIS LEASE, THE LEASED PREMISES OR THE SHOPPING CENTER, OR TENANT'S OCCUPANCY OF OR RIGHT TO OCCUPY THE PREMISES. THIS WAIVER IS MADE FREELY AND VOLUNTARILY, WITHOUT DURESS AND ONLY AFTER EACH OF THE PARTIES HERETO HAS HAD THE BENEFIT OF ADVICE FROM LEGAL COUNSEL ON THIS SUBJECT.

SECTION 26.16 NOT CONTINGENT UPON TENANTS CONSTRUCTION: This lease, and the parties' rights and obligations hereunder, are not in any way contingent upon the execution of, satisfactory results, or completion of construction improvements implemented by Tenant, nor Tenant's ability to obtain the permits, licenses or certificates necessary to open its business.

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SECTION 26.17 Within the contract period tenant has the right to match any offer for sale that the landlord receives should the landlord decide to sell.

SECTION 26.18 INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, Landlord and Tenant have signed and sealed this Lease as of the day and year first above written.

In the Presence of:

LANDLORD: 14501 AND 14533 NW 7TH AVE LLC

By: [Signature]
Member

Francis Jacob
Dutch Agent
FEB 23/26

TENANT: Quality Culinary Services, LLC

By: [Signature]

Carol Gallimore
Feb 23/26

[Signature]
First Witness
[Signature]
Second Witness

[Signature]
First Witness
[Signature]
Second Witness

L. Current Pictures of property

Property Photos

Existing

PROPERTY PHOTOS
Exterior Facade



14501 NW 7th Ave. #A, Miami, FL 33168

Property Photos

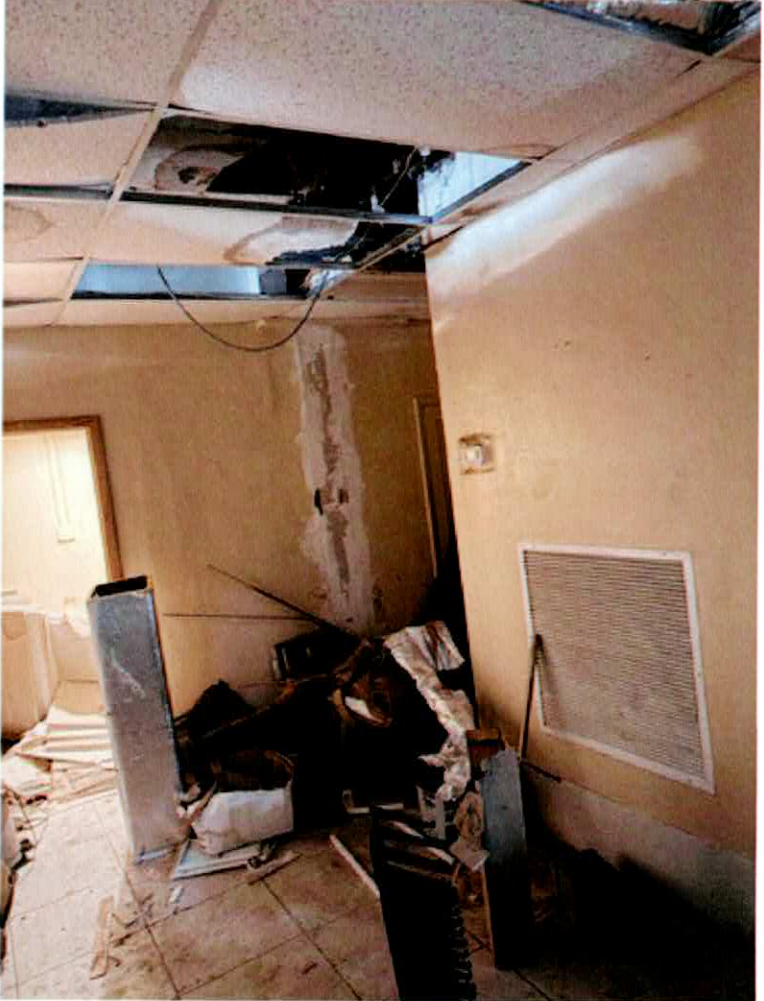
Existing



14501 NW 7th Ave, #A, Miami, FL 33168

PROPERTY PHOTOS

Current Interior



M. Verification that property is free
of liens and violations

CITATION INFORMATION

Citation No.: 2025 - T131803
Issue Date: 8/21/2025
Status: " OPEN "
Total Due: \$10,510.00

Property Owner
Code Violations

Violator: 14501 AND 14533 NW 7TH AVE LLC LUSTIG, D Folio: 30-2113-003-1560
Mailing Address: 10900 SW 62 AVE City: PINECREST State: FL Zip: 33156
Code Section: 19-14(A)
Description: FAILURE TO PERFORM LOT MAINTENANCE IN NON-RESIDENTIAL ZONED DISTRICT
Issuing Department: 655 RER-ROVING TEAM UNIT-NEIGHBORHOOD COMPLIANCE (786) 315-2552

VIOLATION INFORMATION

Violation Date: 8/21/2025 Repeat Violation: NO
Violation Time: 02:42 P M Comply Due Date: 8/28/2025
Violation Location: 14501 NW 7 AVE Complied Date:
Inspector: 964 SIMON, MIKE Appeal Filed:
Serve Method: POSTED Appeal Due Date: 8/28/2025
Serve Date: Lien Placed:
Penalty Must be Paid by: 9/20/2025 Lien Satisfied:

PARTIES

Name	Type	Address
14501 AND 14533 NW 7TH AVE LLC LUSTIG, D	VIOLATOR	10900 SW 62 AVE PINECREST FL 33156

CITATION INFORMATION

Citation No.: 2025 - P066816
Issue Date: 4/15/2025
Status: " OPEN "
Total Due: \$10,000.00

Property Owner
Code Violations

Violator: 14501 AND 14533 NW 7TH AVE LLC C/O LUSTI
Folio: 30-2113-003-1560
Mailing Address: 10900 SW 62 AVE City: PINECREST State: FL Zip: 33156
Code Section: 8-11(A)
Description: FAILURE TO MAINTAIN A BUILDING OR STRUCTURE IN A SAFE CONDITION; FAILURE TO MAINTAIN DEVICES OR SAFEGUARDS IN GOOD WORKING ORDER
Issuing Department: 20 BUILDING AND NEIGHBORHOOD COMPLIANCE (786) 315-2424

VIOLATION INFORMATION

Violation Date: 4/15/2025 Repeat Violation: NO
Violation Time: 01:29 P M Comply Due Date: 5/15/2025
Violation Location: 14501 NW 7 AVE
Inspector: 668 MICELUS, DESTIN
Serve Method: POSTED
Serve Date:
Penalty Must be Paid by: 5/15/2025

Complied Date:
Appeal Filed:
Appeal Due Date:
Lien Placed:
Lien Satisfied:

PARTIES

Name	Type	Address
14501 AND 14533 NW 7TH AVE LLC C/O LUSTI	VIOLATOR	10900 SW 62 AVE PINECREST FL 33156

CITATION INFORMATION

Citation No.: 2025 - P066813

Issue Date: 4/15/2025

Status: ** OPEN **

Total Due: \$10,000.00

Property Owner
Code Violations

Violator: 14501 AND 14533 NW 7TH AVE LLC C/O LUSTI

Folio: 30-2113-003-1560

Mailing Address: 10900 SW 62 AVE

City: PINECREST

State: FL

Zip: 33156

Code Section: 8-1

Description: 2007 FBC 105.1: FAILURE OF OWNER-BUILDER OR CONTRACTOR OF OBTAIN A PERMIT

Issuing Department: 20 BUILDING AND NEIGHBORHOOD COMPLIANCE (786) 315-2424

VIOLATION INFORMATION

Violation Date: 4/15/2025

Repeat Violation: NO

Violation Time: 01:25 P M

Comply Due Date: 5/15/2025

Violation Location: 14501 NW 7 AVE

Complied Date:

Inspector: 668 MICELUS, DESTIN

Appeal Filed:

Serve Method: POSTED

Appeal Due Date:

Serve Date:

Lien Placed:

Penalty Must be Paid by: 5/15/2025

Lien Satisfied:

PARTIES

Name

Type

Address

14501 AND 14533 NW 7TH AVE LLC C/O LUSTI

VIOLATOR

10900 SW 62 AVE
PINECREST FL 33156

CITATION INFORMATION

Citation No.: 2024 - T119913
Issue Date: 5/ 4/2024
Status: "LIEN PLACED"
Total Due: \$7,436.50

Property Owner
Code Violations

Violator: 14501 AND 14533 NW 7TH AVE LLC C/O LUST
Folio: 30-2113-003-1560
Mailing Address: 10900 SW 62 AVE
City: PINECREST
State: FL
Zip: 33156
Code Section: 33-244
Description: FAILURE TO CONDUCT A BUSINESS FROM WITHIN A COMPLETELY ENCLOSED BUILDING
Issuing Department: 651 RER - NEIGHBORHOOD COMPLIANCE - NORTH (786) 315-2552

VIOLATION INFORMATION

Violation Date: 5/ 4/2024
Repeat Violation: NO
Violation Time: 07:24 A M
Comply Due Date: 5/24/2024
Violation Location: 14501 NW 7 AVE
Complied Date:
Inspector: 989 DIAZ, ADONIS
Appeal Filed:
Serve Method: POSTED
Appeal Due Date: 5/24/2024
Serve Date:
Lien Placed: 2/25/2025
Penalty Must be Paid by: 6/ 3/2024
Lien Satisfied:

PARTIES

Name	Type	Address
14501 AND 14533 NW 7TH AVE LLC C/O LUST	VIOLATOR	10900 SW 62 AVE PINECREST FL 33156

CaseNumb	Recertifica	RecertDate	PropertyA	BuildingNu	Contact	Enforceme	CaseStatus
F20200081	2020		14501 NW 1		AVANDALE	Yes	In Progress
F20101097	2010	30-NOV-10	14501 NW 1		AVANDALE	No	Issued
F20001016	2000	08-MAR-01	14501 NW 7 AVE		AVANDALE	No	Issued

40 Year Recertification

Conceptual Design

Property Photos

Proposed Facade



PROPERTY PHOTOS
Proposed Exterior



14501 NW 7th Ave, #A, Miami, FL 33168

Property Photos

Proposed Interior



PROPERTY PHOTOS
Proposed Interior Mural Wall



RESOLUTION NO. CRA-23-2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT PLAN UPDATE 2026; RECOMMENDING THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT PLAN UPDATE 2026 TO MIAMI-DADE COUNTY AS THE GOVERNING BODY OF THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ANY AND ALL ACTION NECESSARY TO FACILITATE THE APPROVAL OF THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT PLAN UPDATE 2026 BY MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to, and in accordance with, the requirements of Chapter 163, Part III, Florida Statutes, Miami-Dade County (“County”), as the governing body of the Northwest 7th Avenue Corridor Community Redevelopment Agency (the “CRA”), approved the Northwest 7th Avenue Corridor Community Redevelopment Plan, as previously amended including the 2012 Redevelopment Plan; and

WHEREAS, the CRA desires to further amend the Northwest 7th Avenue Corridor Community Redevelopment Plan in order to maintain best practices and better undertake certain of its redevelopment activities, all as set forth in the Northwest 7th Avenue Corridor Community Redevelopment Plan Update 2026; and

WHEREAS, in accordance with the requirements of Section 163.346, Florida Statutes, notice of the Northwest 7th Avenue Corridor Community Redevelopment Plan Update 2026 will be provided by the County to each taxing authority which levies ad valorem taxes on taxable real property contained within the redevelopment area; and

WHEREAS, the Commissioners of the CRA desire to (a) approve the Northwest 7th Avenue Corridor Community Redevelopment Plan Update 2026 and (b) pursuant to Section 163.361(1), Florida Statutes, recommend the Northwest 7th Avenue Corridor Community Redevelopment Plan Update 2026 to the County, as the governing body of the CRA.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY:

Section 1. **Recitals.** The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. **Approval of Northwest 7th Avenue Corridor Community**

Redevelopment Plan Update 2026. The Northwest 7th Avenue Corridor Community Redevelopment Plan Update 2026 in the form attached hereto as Exhibit “A” is hereby approved and, pursuant to Section 163.361(1), Florida Statutes, the Northwest 7th Avenue Corridor Community Redevelopment Plan Update 2026 is recommended to the County, as the governing body of the CRA.

Section 3. Authorization of Executive Director. The Executive Director is hereby authorized to take any and all action necessary to facilitate the approval of the Northwest 7th Avenue Corridor Community Redevelopment Plan Update 2026 by the County.

Section 4. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 29th day of June, 2026.

Rasha Cameau, MBA FRA-RP
Chair

ATTEST:

Nadeige Theresias-Joisil, MS Ed
Secretary

APPROVED AS TO LEGAL SUFFICIENCY

Steven W. Zelkowitz, P.A.
CRA Attorney

SPONSORED BY: ADMINISTRATION

Moved by:_____

Seconded by:_____

Vote:

Chair Rasha Cameau, MBA FRA-RP
Vice Chair Jeffy Mondesir, BBA
Board Member Gene Lomando, BS

_____ (Yes)_____ (No)
_____ (Yes)_____ (No)
_____ (Yes)_____ (No)

Board Member Daniella Pierre, MSHRM

_____ (Yes) _____ (No)

Board Member Angela Reyes, M.TX.

_____ (Yes) _____ (No)

Board Member Nadeige Theresias-Joisil, MS Ed

_____ (Yes) _____ (No)

RESOLUTION NO. CRA-24-2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE EXTENSION OF LIFE OF THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY FROM MARCH 1, 2034 TO SEPTEMBER 30, 2044; RECOMMENDING THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY EXTENSION OF LIFE FROM MARCH 1, 2034 TO SEPTEMBER 30, 2044 TO MIAMI-DADE COUNTY AS THE GOVERNING BODY OF THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ANY AND ALL ACTION NECESSARY TO FACILITATE THE APPROVAL OF THE EXTENSION OF LIFE OF THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY FROM MARCH 1, 2034 TO SEPTEMBER 30, 2044 BY MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to, and in accordance with, the requirements of Chapter 163, Part III, Florida Statutes, on September 30, 2004, the Board of County Commissioners adopted an Ordinance, which among other things created the Northwest 7th Avenue Corridor Redevelopment Agency (the “CRA”) for a period which currently expires on March 1, 2034; and

WHEREAS, on June 22, 2004, the Board of County Commissioners adopted Resolution R-780-04 which adopted the Community Redevelopment Plan for the Northwest 7th Avenue Corridor Community Redevelopment Area; and

WHEREAS, Section 153.387(2)(a), Florida Statutes, provides in pertinent part that for any community redevelopment agency created on or after July 1, 2002, each taxing authority shall make the annual appropriation for a period not to exceed forty (40) years after the fiscal year in which the initial community redevelopment plan is approved or adopted; and

WHEREAS, Section 163.3755, Florida Statutes, provides that a community redevelopment agency in existence on October 1, 2019, shall terminate on the expiration date provided in the agency’s charter on October 1, 2019, or on September 30, 2039, whichever is earlier, unless the governing body of the county or municipality that created the community redevelopment agency approves its continued existence by a majority vote of the members of the governing body; and

WHEREAS, in accordance with Section 153.387(2)(a) and Section 163.3755, Florida Statutes, the Commissioners of the CRA desire to (a) approve the extension of life of the Northwest 7th Avenue Corridor Community Redevelopment Agency from March 1, 2034 to September 30, 2044 and (b) recommend the extension of life of the Northwest 7th Avenue Corridor Community Redevelopment Agency from March 1, 2034 to September 30, 2044 to the County, as the governing body of the CRA.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY:

Section 1. Recitals. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. Approval of Extension of Life of Northwest 7th Avenue Corridor Community Redevelopment Agency. The extension of life of the Northwest 7th Avenue Corridor Community Redevelopment Agency from March 1, 2034 to September 30, 2044 is hereby approved and, the extension of life of the Northwest 7th Avenue Corridor Community Redevelopment Agency from March 1, 2034 to September 30, 2044 is recommended to the County, as the governing body of the CRA.

Section 3. Authorization of Executive Director. The Executive Director is hereby authorized to take any and all action necessary to facilitate the approval of the extension of life of the Northwest 7th Avenue Corridor Community Redevelopment Agency from March 1, 2034 to September 30, 2044 by the County.

Section 4. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 29th day of June, 2026.

Rasha Cameau, MBA FRA-RP
Chair

ATTEST:

Nadeige Theresias-Joisil, MS Ed
Secretary

APPROVED AS TO LEGAL SUFFICIENCY

Steven W. Zelkowitz, P.A.
CRA Attorney

SPONSORED BY: ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Chair Rasha Cameau, MBA FRA-RP

_____ (Yes) _____ (No)

Vice Chair Jeffy Mondesir, BBA

_____ (Yes) _____ (No)

Board Member Gene Lomando, BS

_____ (Yes) _____ (No)

Board Member Daniella Pierre, MSHRM

_____ (Yes) _____ (No)

Board Member Angela Reyes, M.TX.

_____ (Yes) _____ (No)

Board Member Nadeige Theresias-Joisil, MS Ed

_____ (Yes) _____ (No)

RESOLUTION NO. CRA-25-2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING THE EXECUTIVE DIRECTOR AND CRA ATTORNEY TO NEGOTIATE, FINALIZE, EXECUTE AND DELIVER A FIRST AMENDMENT TO THE INTERLOCAL COOPERATION AGREEMENT WITH MIAMI-DADE COUNTY; AUTHORIZING THE EXECUTIVE DIRECTOR AND CRA ATTORNEY TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE FIRST AMENDMENT TO THE INTERLOCAL COOPERATION AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Northwest 7th Avenue Corridor Redevelopment Agency (the “CRA”) and Miami-Dade County (the “County”) entered into that certain Interlocal Cooperation Agreement dated on or about December 1, 2009 (the “Interlocal Cooperation Agreement”); and

WHEREAS, the CRA and the County desire to amend the Interlocal Cooperation Agreement relative to, among other things, (a) the extension of the CRA, (b) the expansion of the Community Redevelopment Area of the CRA and (c) the approval and implementation of the Northwest 7th Avenue Corridor Community Redevelopment Plan Update 2026; and

WHEREAS, the Board of Commissioners of the CRA desires to (a) authorize the Executive Director and CRA attorney to negotiate, finalize, execute and deliver a First Amendment to Interlocal Cooperation Agreement with the County and (b) authorize the Executive Director and NLCRA Attorney to take all action necessary to implement the First Amendment to Interlocal Cooperation Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY:

Section 1. Recitals. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. Negotiation and Finalization of First Amendment to Interlocal Cooperation Agreement. The Executive Director and NLCRA Attorney are hereby authorized to negotiate and finalize a First Amendment to Interlocal Cooperation Agreement with the County relative to, among other things, (a) the extension of the CRA, (b) the expansion of the Community Redevelopment Area of the CRA and (c) the approval and implementation of the Northwest 7th Avenue Corridor Community Redevelopment Plan Update 2026.

Section 4. Execution and Delivery of First Amendment to Interlocal Cooperation Agreement. The Executive Director is hereby authorized to execute and deliver the First Amendment to Interlocal Cooperation Agreement with the County.

Section 5. Implementation of First Amendment to Interlocal Cooperation Agreement. The Executive Director is hereby authorized to take all action necessary to implement the terms of the First Amendment to Interlocal Cooperation Agreement and to exercise all provisions contained therein, including cancellation, termination and amendment provisions.

Section 6. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 29th day of June, 2026.

Rasha Cameau, MBA FRA-RP
Chair

ATTEST:

Nadeige Theresias-Joisil, MS Ed
Secretary

APPROVED AS TO LEGAL SUFFICIENCY

Steven W. Zelkowitz, P.A.
CRA Attorney

SPONSORED BY: ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Chair Rasha Cameau, MBA FRA-RP
Vice Chair Jeffy Mondesir, BBA
Board Member Gene Lomando, BS
Board Member Daniella Pierre, MSHRM
Board Member Angela Reyes, M.TX.
Board Member Nadeige Theresias-Joisil, MS Ed

_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)

Date: June 29, 2026
To: Board Members of NW 7th Avenue Community Redevelopment Agency
From: Casneve Oupelle, Executive Director 
Subject: Resolution Nos. CRA-23-2026, CRA-24-2026, and CRA-25-2026 – Community Redevelopment Plan Update, Extension of Agency Life to September 30, 2044, and First Amendment to Interlocal Cooperation Agreement

Recommendation

Staff recommends that the Board of Commissioners take the following three actions:

1. **Resolution No. CRA-23-2026:** Approve the Northwest 7th Avenue Corridor Community Redevelopment Plan Update 2026; recommend the Plan Update to Miami-Dade County as the governing body of the Agency; and authorize the Executive Director to take any and all action necessary to facilitate the County's approval of the Plan Update.
2. **Resolution No. CRA-24-2026:** Approve the extension of the life of the Agency from March 1, 2034 to September 30, 2044; recommend the extension to Miami-Dade County as the governing body of the Agency; and authorize the Executive Director to take any and all action necessary to facilitate the County's approval of the extension.
3. **Resolution No. CRA-25-2026:** Authorize the Executive Director and CRA Attorney to negotiate, finalize, execute, and deliver a First Amendment to the Interlocal Cooperation Agreement with Miami-Dade County, and to take all action necessary to implement that amendment.

For each resolution, any modification of a substantive nature requested by Miami-Dade County during its review shall be brought back to the Board for review and approval prior to final transmittal or execution, as applicable.

Fiscal Impact

There is no direct fiscal impact associated with approval of these three items. The Plan Update and the extension of the Agency's life establish the framework for future redevelopment investment. Individual projects, partnerships, and expenditures implementing the Plan will be brought to the Board for separate approval as they are developed.

Delegation of Authority

Upon Board approval, the Executive Director or designee is authorized to forward the Plan Update and the extension request to Miami-Dade County, coordinate with Miami-Dade County throughout the County's review process, and make minor, non-substantive modifications to the Plan Update or extension request as may be requested by the County. The Executive Director and CRA Attorney are further authorized to negotiate, finalize, execute, and deliver the First Amendment to the Interlocal Cooperation Agreement consistent with Resolution No. CRA-26-2026, and to take all administrative action necessary to implement that amendment.

Background

The NW 7th Avenue CRA Plan Update 2026 modernizes the agency's 2012 Redevelopment Plan to reflect current market conditions, transportation investments, expansion area opportunities,

and the evolving priorities of Miami-Dade County and the CRA Board. The Plan Update was prepared by BusinessFlare®, the CRA's redevelopment consultant, in coordination with CRA staff, Miami-Dade County's Office of Management and Budget, and Commissioner Bastien's office.

The Plan Update repositions NW 7th Avenue as the future “Cultural, Mobility, and Economic Spine of North Miami-Dade County,” organized around five strategic pillars: establishing a City Center, repositioning the corridor as a Cultural & Entertainment Spine, building a Light Industrial and Workforce Incubator Ecosystem, executing Mobility and Transit-Oriented Redevelopment near the Golden Glades Mobility Hub, and delivering Mixed-Income and Attainable Housing at scale.

Implementation is organized into six goals: Economic Development & Corridor Revitalization; Housing & Mixed-Income Neighborhoods; Mobility, Transportation & Connectivity; Infrastructure & Public Realm; Land Assembly & Catalytic Development; and Redevelopment Support & Governance. The Plan also identifies catalytic opportunity sites, including County-owned waterfront property near Golden Glades and County-owned land near NW 79th Street, with concept-level redevelopment scenarios for Board awareness and future consideration.

The Plan Update also incorporates an Assessment of Need, prepared pursuant to Miami-Dade County Resolution Nos. R-611-15 and R-499-16, supporting extension of the life of the Agency and its redevelopment area from the current March 1, 2034 sunset to a fiscal year ending in 2044, the 40-year statutory maximum permitted under Chapter 163, Part III, Florida Statutes. The Assessment finds that conditions of economic distress and blight persist, that the corridor continues to underperform relative to its location and zoning capacity, and that the redevelopment program is active but cannot be completed within the current 2034 sunset date.

Extension of the Agency's life requires a corresponding amendment to the Interlocal Cooperation Agreement between the Agency and Miami-Dade County (Resolution No. R-1360-09), which currently governs the Agency's term, administrative expense cap, and reporting requirements. Resolution No. CRA-26-2026 authorizes the Executive Director and CRA Attorney to negotiate and execute a First Amendment to that agreement reflecting the extended term, consistent with the approvals sought under Resolution Nos. CRA-23-2026 and CRA-25-2026.

Attachment

NW 7th Avenue CRA Community Redevelopment Plan Update 2026, including incorporated Assessment of Need



NW 7th Avenue CRA

Community Redevelopment Plan Update 2026

Miami-Dade County, FL

DRAFT 06.23.26

UPTOWN
A V E 7 N U E

MIAMI-DADE
COUNTY

Special Thanks & Acknowledgements

The Northwest 7th Avenue Community Redevelopment Agency would like to extend its sincere appreciation to the following individuals and organizations for their leadership, collaboration, and continued commitment to the revitalization and future vision of the NW 7th Avenue Corridor.

Miami-Dade County Commissioner

- Hon. Marleine Bastien, Miami-Dade County Commissioner, District 2

Executive Director

- Casneve “Khass” Oupelle, MPA, FRA-RA, CP3P
Executive Director
Northwest 7th Avenue Community Redevelopment Agency

Northwest 7th Avenue CRA Board Members

- Rasha Cameau, MBA, FRA-RP, Chairwoman
- Jeffy Mondesir, BBA, Vice Chairman
- Gene Lomando, BS
- Daniella Pierre, MSHRM
- Angela Reyes, M.TX.
- Nadeige Theresias-Joisil, MS Ed, Secretary

Miami-Dade County Office of Management and Budget

- Jorge Fernandez, Deputy Director
- Vivian Cao, Assistant Director, Community Redevelopment Areas

Their guidance, support, and shared vision have been instrumental in shaping the NW 7th Avenue CRA Redevelopment Plan Update and advancing a forward-looking strategy focused on economic development, mobility, housing, infrastructure, and catalytic reinvestment for the community.

Consultant Team (BusinessFlare®)

- Kevin Crowder, EDP, Founder, Economic Developer
- Kametra Driver, FRA-RP, Sr. Redevelopment Associate
- Camilo Lopez, FRA-RP, Urban Planner/ Analyst
- Alicia Alleyne, FRA-RP, Redevelopment Coordinator

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The graphics and layout were provided by BusinessFlare® Design.

2026



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Section 1

Executive Summary

The Northwest 7th Avenue CRA Plan Update 2026 establishes a forward-looking implementation framework to guide strategic redevelopment, economic growth, and catalytic public investment across the CRA through its March 1, 2034 sunset horizon. As the CRA enters its final eight-year execution window, the Plan Update shifts from broad planning concepts toward targeted, action-oriented redevelopment strategies focused on feasibility, partnerships, infrastructure readiness, and implementation.

The purpose of this amendment is to modernize the existing 2012 Redevelopment Plan to reflect current market conditions, transportation investments, expansion area opportunities, and the evolving priorities of Miami-Dade County and the CRA Board. The update integrates recently expanded CRA areas, identifies catalytic opportunity sites, evaluates redevelopment feasibility, and positions the CRA to leverage Tax Increment Financing (TIF) capacity to attract transformative public-private investment.

The timing of this update is critical. With the CRA sunset scheduled for March 1, 2034, the agency must strategically prioritize investments that produce measurable economic development outcomes within a limited timeframe. Current FY25–26 financial capacity, combined with increasing redevelopment interest along key corridor nodes, creates a unique opportunity to accelerate implementation and establish long-term economic anchors for the community.

This Plan Update also incorporates an Assessment of Need supporting the extension of the CRA’s life from 2034 to 2044. The assessment finds that substantial redevelopment opportunities, public infrastructure investments, and economic revitalization initiatives remain unfinished and would benefit from an extended implementation horizon and additional Tax Increment Financing (TIF) capacity to fully realize the corridor’s long-term vision.

The Plan Update repositions NW 7th Avenue as more than a traditional commercial corridor. The corridor is envisioned as the future “Cultural, Mobility, and Economic Spine of North Miami-Dade County”, a multimodal urban corridor connecting major regional destinations including the Golden Glades Interchange, Hard Rock Stadium, Downtown Miami, Opa-locka Executive Airport, and surrounding neighborhoods. The corridor’s strong regional accessibility, high traffic volumes, Metrobus Route 77 connectivity, and proximity to major expressways create significant opportunities for mixed-use redevelopment, workforce housing, entertainment destinations, mobility-oriented development, and industrial innovation.

The future “Cultural, Mobility, and Economic Spine of North Miami-Dade County”

The updated plan is organized around five strategic pillars that guide implementation priorities and future CRA investment decisions:

P1: Establish a City Center aligned with a vision for a defining civic and economic destination within the corridor.

P2: Reposition NW 7th Avenue as a Cultural & Entertainment Spine through activated food and beverage clusters, arts programming, music-related destinations, and placemaking initiatives.

P3: Build a Light Industrial + Commercial Kitchen + Workforce Incubator Ecosystem to support entrepreneurship, local business growth, food innovation, and job creation.

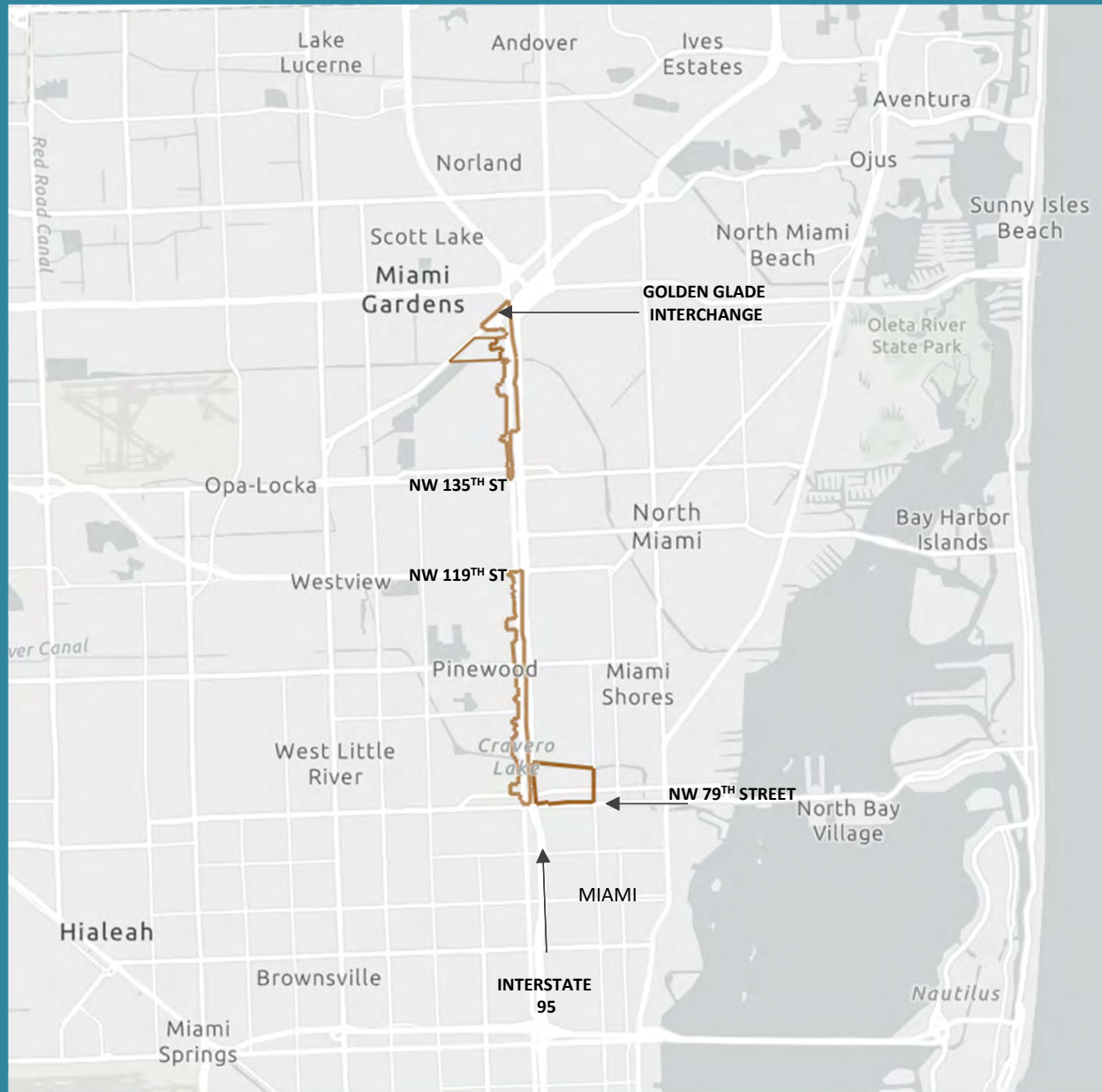
P4: Execute Mobility and Transit-Oriented Redevelopment near the Golden Glades Mobility Hub and along key corridor nodes to maximize regional connectivity and redevelopment potential.

P5: Deliver Mixed-Income and Attainable Housing at Scale across the expansion areas through strategic zoning, redevelopment partnerships, and catalytic site development.

Unlike prior planning efforts, this update places a strong emphasis on implementation mechanics, including opportunity site analysis, assemblage strategies, infrastructure capacity evaluation, land acquisition opportunities, public-private partnerships, and direct engagement with property owners and developers. The Plan Update is intended to function as a practical economic development toolkit for CRA staff, County leadership, and implementation partners to guide decision-making, budgeting, and catalytic investment over the remaining life of the agency.

The NW 7th Avenue CRA continues to face challenges associated with aging infrastructure, fragmented land ownership, underutilized properties, outdated commercial development patterns, limited private investment, housing affordability pressures, and corridor-wide physical and economic blight conditions. At the same time, the corridor presents a significant redevelopment opportunity due to its strategic regional connectivity, major transportation assets, publicly owned land, vacant and underutilized parcels, Opportunity Zones, and strong potential for mixed-use, transit-oriented, cultural, workforce housing, and economic development projects. Pursuant to Chapter 163, Florida Statutes, the CRA is authorized to undertake redevelopment activities including land acquisition, infrastructure improvements, public-private partnerships, redevelopment incentives, site assemblage, economic development programming, and catalytic investment initiatives that serve a valid public purpose. Over the remaining life of the CRA through 2034, staff should prioritize strategic opportunity sites, mobility-oriented redevelopment, mixed-income housing, infrastructure coordination, economic development partnerships, and catalytic projects capable of increasing taxable value and leveraging private investment. These efforts are critical not only to improving community conditions and quality of life, but also to strengthening the corridor's long-term economic competitiveness, maximizing Tax Increment Financing (TIF) capacity, and positioning NW 7th Avenue as a major cultural, mobility, and economic spine within North Miami-Dade County.

CRA Boundary Map



The NW 7th Avenue CRA encompasses approximately 561.95 acres along a critical north-south redevelopment corridor in northern Miami-Dade County, generally running parallel to Interstate 95 between the Golden Glades Interchange and the NW 79th Street area. Strategically located between North Miami, North Miami Beach, Opa-locka, Miami Gardens, and the City of Miami, the CRA is divided into two primary geographic areas reflecting distinct redevelopment opportunities and market conditions. The northern portion of the CRA is centered around the Golden Glades Interchange and the southern portion, focused around the NW 79th Street corridor.

Section 2

Authority to Undertake Redevelopment

Statutory Framework and Local Intent

The Northwest 7th Avenue Community Redevelopment Agency (CRA) operates pursuant to the authority granted under Part III of Chapter 163, Florida Statutes, commonly referred to as the Community Redevelopment Act of 1969. The Act authorizes counties and municipalities to eliminate and prevent conditions of slum and blight, promote economic redevelopment, improve infrastructure and public facilities, encourage private investment, and protect the public health, safety, morals, and welfare of residents.

The NW 7th Avenue CRA was established following the adoption of a Finding of Necessity by Miami-Dade County, which determined that conditions of physical and economic deterioration existed within the redevelopment area, including underutilized properties, inadequate infrastructure, fragmented land ownership, obsolete development patterns, limited private investment, and conditions inhibiting economic growth and community revitalization. The CRA boundary was subsequently adopted by Miami-Dade County through the required legislative actions and interlocal agreements governing administration, financing, and implementation activities. Pursuant to Chapter 163, Florida Statutes, the CRA is authorized to prepare and implement redevelopment plans, acquire property, assemble land, undertake infrastructure improvements, facilitate public-private partnerships, provide redevelopment incentives, and coordinate catalytic economic development initiatives that serve a valid public purpose. These activities are intended to stimulate reinvestment, increase property values, create employment opportunities, expand housing options, improve mobility and connectivity, and enhance overall community quality of life.

A primary implementation tool of the CRA is Tax Increment Financing (TIF), which enables the reinvestment of future increases in taxable property values generated within the redevelopment area back into the community. TIF provides the CRA with the catalytic financial capacity necessary to leverage public infrastructure investments, support strategic redevelopment initiatives, attract private capital, and implement transformative projects that would otherwise be financially infeasible. The NW 7th Avenue CRA Plan Update 2026 builds upon this statutory framework and local policy direction by establishing a focused implementation strategy for the remaining life of the CRA through its March 1, 2034 sunset date. The Plan Update reinforces the CRA's authority and responsibility to strategically deploy redevelopment tools and financial resources to eliminate blight, support economic competitiveness, facilitate mixed-income housing, improve mobility, and position NW 7th Avenue as a major cultural, mobility, and economic corridor for North Miami-Dade County.

Section 3

Existing Conditions and Assessment of Need

The NW 7th Avenue CRA encompasses approximately 561.95 acres along a strategically located north-south corridor running parallel to Interstate 95 between the Golden Glades Interchange and the NW 79th Street area. The CRA includes two distinct redevelopment geographies: a northern mobility-focused area centered around the Golden Glades Interchange and NW 151st Street, and a southern urban corridor extending toward NW 79th Street with more established residential and commercial development patterns.

The corridor benefits from exceptional regional connectivity through Interstate 95, Florida's Turnpike, State Road 826 (Palmetto Expressway), State Road 924 (Gratigny Expressway), and State Road 934 (NW 79th Street), positioning the CRA as a major mobility and economic gateway for North Miami-Dade County. Metrobus Route 77 provides 24-hour transit service along NW 7th Avenue, directly connecting the corridor to Downtown Miami, Government Center, and the Golden Glades Transit Terminal.

Land use conditions throughout the CRA remain highly fragmented and predominantly auto-oriented, characterized by low-density commercial strip development, aging shopping plazas, surface parking lots, industrial uses, older multifamily properties, public housing, mobile home communities, and scattered vacant parcels. Urban design conditions generally reflect suburban corridor development patterns, including deep setbacks, large parking fields, limited pedestrian activation, and inconsistent streetscape character.

The northern portion of the CRA contains some of the region's largest catalytic redevelopment opportunities, particularly near the Golden Glades Interchange and NW 151st Street. These areas contain underutilized commercial land, vacant properties, and strategic assemblage opportunities capable of supporting transit-oriented mixed-use redevelopment, entertainment destinations, hospitality uses, workforce housing, and cultural production districts. The southern portion of the CRA presents opportunities for incremental infill redevelopment, corridor revitalization, mixed-income housing, and neighborhood-scale commercial improvements.

Zoning within the corridor provides significant redevelopment potential through the North Central Urban Area District (NCUAD), which allows densities of up to 125 dwelling units per acre in certain nodes. Additional zoning districts include RU-1 through RU-5 residential districts, BU commercial districts, GU government uses, and mixed-use corridor zoning categories. Opportunity Zone designations and Brownfield areas within portions of the CRA provide additional economic development and incentive opportunities.

The corridor currently experiences average annual daily traffic volumes ranging from approximately 26,000 to 30,000 vehicles per day, supporting strong visibility and commercial exposure for redevelopment opportunities. Existing market conditions indicate that the corridor functions primarily as a commuter and service-oriented commercial corridor rather than a destination environment, highlighting the need for placemaking, mixed-use redevelopment, and public realm improvements.

Economic & Market Conditions Overview

The economic and market analysis prepared for the Plan Update establishes a more refined understanding of corridor demographics, business activity, market conditions, and redevelopment potential through the use of 5- and 10-minute drive-time trade areas, CRA boundary-specific business data, CoStar market analytics, Placer.ai mobility patterns, and BusinessFlare economic analysis.

The corridor serves a large and diverse trade area with a growing population base, significant workforce presence, and strong regional accessibility. While household incomes remain below countywide averages in many surrounding neighborhoods, the corridor benefits from substantial population density, workforce activity, and daily consumer movement that support long-term retail, housing, and economic development potential.

Business analysis identified approximately 677 active Business Tax Receipt (BTR) records within the CRA boundary, concentrated primarily in service industries, retail trade, food establishments, automotive uses, contracting services, and neighborhood-serving commercial activities. However, the corridor currently lacks higher-value destination retail, entertainment uses, contemporary mixed-use development, and quality food and beverage clusters capable of retaining local spending and attracting outside visitors.

Real estate market conditions indicate low overall vacancy rates and stable commercial rent performance, suggesting underlying market demand despite aging building stock and fragmented property ownership. Retail properties dominate the corridor's commercial inventory, while industrial, office, multifamily, and hospitality uses remain limited but represent potential growth sectors for future redevelopment.

Consumer behavior analysis demonstrates strong visitor activity throughout the corridor, particularly around major commercial anchors and transportation nodes. Existing spending patterns reveal substantial retail leakage to competing destinations outside the CRA, particularly for dining, entertainment, grocery, and lifestyle retail categories. These findings support opportunities for upgraded retail formats, food and beverage activation, cultural destinations, and experiential development.

The corridor's workforce characteristics align with opportunities in healthcare, logistics, light industrial production, commercial kitchens, entrepreneurship, trade training, and small business incubation. Existing conditions also support future initiatives related to workforce housing, cultural production, mobility-oriented redevelopment, and neighborhood-serving economic development.

Financially, the CRA has experienced substantial taxable value growth since its establishment, with combined taxable values now exceeding approximately \$378 million. Tax Increment Financing (TIF) capacity provides a significant opportunity for the CRA to leverage public investment, strategic land acquisition, infrastructure improvements, catalytic redevelopment partnerships, and targeted economic development initiatives over the remaining life of the agency through 2034.

Overall, the existing conditions and economic analysis confirm that the NW 7th Avenue CRA possesses strong regional connectivity, growing market fundamentals, and significant redevelopment opportunity sites, but will require strategic public-sector leadership, targeted infrastructure investment, land assemblage, and proactive economic development implementation to unlock its full redevelopment potential.

Key Socioeconomic Indicators

- **Large Regional Trade Area:** The corridor serves a population base exceeding 100,000 residents within a 10-minute drive time, supporting long-term retail and housing demand.
- **Young & Workforce-Oriented Population:** The surrounding population trends younger than many Miami-Dade submarkets, with a strong concentration of working-age residents and families.
- **High Minority & Immigrant Population:** The CRA serves a predominantly Black and Caribbean community with significant foreign-born populations, contributing to the corridor's strong cultural identity and entrepreneurial base.
- **Predominantly Rental Market:** The corridor contains a high percentage of renter-occupied housing units, particularly near the Golden Glades area and along older multifamily corridors.
- **Strong Workforce Connectivity:** Residents benefit from direct access to major regional employment centers through Interstate 95, the Golden Glades Interchange, and Metrobus Route 77.
- **High Commuter Activity:** The corridor functions as a major workforce and commuter corridor with strong daytime population movement and regional traffic exposure.

Assessment of Need for Extension of Life of the Agency and the Redevelopment Area

1. Purpose and Statutory Authority

This Assessment of Need has been prepared on behalf of the Northwest 7th Avenue Corridor Community Redevelopment Agency (the “Agency”) to support a request to extend the life of the Agency and the community redevelopment area beyond the Agency’s currently adopted sunset.

Miami-Dade County Board of County Commissioners Resolution No. R-611-15 requires that any community redevelopment agency that has been in existence for at least ten (10) years and seeks to extend its life prepare and present to the Board an Assessment of Need that demonstrates that slum and blight conditions still exist within the designated redevelopment area, and that substantiates the ongoing necessity for the extension. Resolution No. R-499-16 supplements those guidelines. The Assessment follows the provisions of Chapter 163, Part III, Florida Statutes, concerning the determination of slum and blight.

This document addresses the economic-conditions, redevelopment-progress, and extension-justification requirements of R-611-15. The statutory slum-and-blight findings under Section 163.340, Florida Statutes, including the supporting field, photographic, and parcel-condition evidence - are established in the Agency’s Finding of Necessity and the Finding of Necessity for the Proposed Expansion Areas, which are incorporated by reference to this Assessment. Read together, these documents satisfy the requirements of R-611-15.

2. The Agency and the Request for Extension

The Northwest 7th Avenue Corridor CRA was established to address documented conditions of slum and blight along an approximately 561.95-acre north–south corridor in northern Miami-Dade County. The corridor comprises two distinct geographic components: a North Side of approximately 210.83 acres (north of NW 135th Street, anchored by the Golden Glades Interchange) and a South Side of approximately 351.12 acres (south of NW 119th Street, more urbanized and including the NW 79th Street corridor). The Agency’s redevelopment area has since been augmented by proposed and adopted expansion areas, the conditions of which are documented in the aforementioned Finding of Necessity for the Proposed Expansion Areas.

The Agency has operated for more than ten years and its current time-certain is the fiscal year ending in 2034. The Agency seeks to extend its life to the fiscal year ending in 2044, which is within the 40-year maximum permitted for community redevelopment agencies created after July 1, 2002. Because the Agency has been in existence for at least ten years, R-611-15 requires this Assessment of Need as the predicate for the Board’s consideration of the extension. This mirrors the process the Board accepted for the Omni Community Redevelopment Agency (Resolution No. R-575-20) and for other CRAs in the County.

3. Economic and Demographic Conditions of the Redevelopment Area

The following analysis documents the current economic and demographic conditions of the redevelopment area and its surrounding market. It demonstrates that the conditions of economic distress that justified the Agency's creation persist, that redevelopment remains incomplete, and that the corridor continues to underperform relative to its location and infrastructure, the economic substantiation R-611-15 requires for an extension.

3.1 Persistent Underutilization Relative to Location

The corridor possesses exceptional regional accessibility - direct linkage to Interstate 95, Florida's Turnpike, State Road 826 (Palmetto Expressway), the Gratigny Expressway, and NW 79th Street (SR 934), and immediate proximity to the Golden Glades Interchange, one of South Florida's most significant transportation hubs. It sits between Downtown Miami and emerging northern markets, near Miami International and Opa-locka airports and Hard Rock Stadium. Despite these locational advantages, the corridor remains substantially underutilized: it is characterized by a predominantly auto-oriented environment, fragmented land uses, underutilized and vacant properties, and a mix of aging residential and commercial development. Existing zoning, particularly within the North Central Urban Area District (NCUAD), permits significantly higher density and mixed-use intensity than currently exists, confirming a persistent gap between the corridor's realized and potential value. This gap is the economic signature of unfinished redevelopment. These conditions are documented in the Agency's Existing Conditions, Background Review and Analysis and in the existing-conditions and market sections of the 2026 Redevelopment Plan Update, which this Assessment incorporates by reference.

3.2 Demographic and Socioeconomic Distress

Using ZIP Code Tabulation Areas 33169 (north), 33168 (central), and 33150 (south) as proxies for the corridor's trade area, the market area contains approximately 98,451 residents in roughly 31,593 households. The area exhibits a clear north-to-south gradient of socioeconomic distress and remains measurably below county and metro benchmarks across every major indicator:

Indicator	33169 N	33168 C	33150 S	County
Median household income	\$62,562	\$65,777	\$40,873	\$76,184
Per capita income	\$26,992	\$22,597	\$23,540	\$40,922
Poverty rate	13.6%	15.7%	29.5%	14.1%
Bachelor's degree or higher	22.5%	18.9%	15.8%	37.0%

The South Side (33150) is the most distressed, with a poverty rate of 29.5 percent - more than double the county rate - and median household income of \$40,873, roughly half the metro figure. Educational attainment trails the county across all three areas, and the foreign-born share ranges from 36.4 to 48.0 percent, well above state norms. These are the conditions of a community that continues to need the targeted, increment-funded reinvestment the CRA was created to provide. They have not been resolved within the Agency's initial term. The persistence of these conditions is further evidenced by the slum-and-blight factors documented in the Agency's Finding of Necessity and the Finding of Necessity for the Expansion Areas, including deteriorated structures, diversity of ownership, faulty lot layout, and unsafe conditions.

3.3 Environmental and Regulatory Constraints on Reinvestment

The entirety of the South Side, and portions of the Golden Glades node on the North Side, lie within a designated Brownfield area, reflecting the presence or potential presence of environmental contamination associated with prior industrial, automotive, and intensive commercial uses. Brownfield conditions raise the cost, timeline, and complexity of private redevelopment and, absent public participation, suppress private investment. These conditions confirm that market forces alone have not remediated the corridor and that continued CRA tools, increment financing, assemblage, and incentive coordination - remain necessary to overcome the barriers to reinvestment. The Brownfield and Opportunity Zone designations affecting the South Side are mapped and analyzed in the Agency's Existing Conditions analysis and the Redevelopment Plan Update.

3.4 Tax-Base Evidence of Incomplete Redevelopment

The Agency's own tax-base data confirm that redevelopment, while underway, is far from complete. As of the 2025 certified roll, the combined taxable value within the original redevelopment area and its expansion areas is approximately \$378.2 million. While this reflects meaningful growth from base-year valuations - the original corridor (2003 base year) has grown from \$54.2 million to \$267.9 million, and the 2012 expansion area from \$48.1 million to \$110.3 million, the corridor remains a low-value, low-intensity environment relative to comparable transit- and highway-served land in Miami-Dade County.

A newly adopted 2025 expansion area joins the district at approximately \$87.0 million in taxable value and has generated essentially no increment to date. The substantial unrealized zoning capacity within the NCUAD, the prevalence of vacant and underutilized parcels, and the continued dependence of the corridor on public initiative all demonstrate that the redevelopment program is mid-course, not concluded. The parcel-level inventory of vacant land, unsafe structures, ownership and value, and infrastructure gaps prepared as part of the Agency's existing-conditions analysis provides the granular evidentiary basis for this conclusion.

4. Redevelopment Progress and Continuing Need

R-611-15 requires that an Assessment of Need demonstrate not only that distress persists, but that the redevelopment program remains active and that an extension is necessary to complete it. The following summarizes the Agency's progress to date and the work that remains.

The Agency was established on March 16, 2004 by Board Resolution R-293-04, with its Redevelopment Plan and Trust Fund approved on June 22, 2004 (Resolution R-780-04 and Ordinance 04-124). The redevelopment area was expanded northward in 2012 (Resolutions R-223-11 and R-661-12). The Agency completed its twentieth year of operation in Fiscal Year 2023-24 and has maintained continuous redevelopment activity throughout, operating under an Interlocal Cooperation Agreement (R-1360-09) that caps administrative expenses at 20 percent of the annual budget and requires annual budget approval, progress reporting, and independent audit.

Recent and ongoing redevelopment activity includes:

- A commercial grants program of approximately \$1.65 million, restructured and expanded in 2024 through the Agency's grants administrator (Neighbors and Neighbors Association, Inc.) to support small-business development, façade and building improvements, and business acceleration along the corridor;
- Direct commercial grant investment in corridor assets - including a \$200,000 commercial grant to the DoubleTree (formerly Holiday Inn) hotel at 7927 NW 7th Avenue, which was subsequently refurbished and reopened;
- A Five-Year Action Plan (July 2025) establishing the Agency's programming and capital priorities; a strategic-planning retreat and board tour of corridor conditions; and a parcel-level inventory of vacant land, unsafe structures, ownership and value, land use and zoning, infrastructure gaps, and properties lacking sewer connections;
- Engagement of BusinessFlare® in 2024 to prepare the Finding of Necessity for the proposed expansion of the Agency's boundaries, and the 2026 Redevelopment Plan Update now underway;
- Active development-agreement and public-private-partnership efforts to deliver catalytic mixed-use, retail, and affordable-housing projects, business relocation and retention, and a community-policing component.

The Agency's financial position reflects an active but resource-constrained program. In Fiscal Year 2023-24, tax increment revenue totaled \$1,379,497 (\$406,253 from the Unincorporated Municipal Service Area and \$973,244 from Countywide funds), with total revenues of \$1,591,814 and community-redevelopment expenditures of \$713,100.

The Agency's net position at September 30, 2024 was \$5,641,733. These are modest resources relative to the scale of the corridor's redevelopment need - more than 70 acres of vacant and underutilized property within the Area can accommodate at least 1.3 million square feet of new development - and confirm that the Agency's capacity to complete its program depends on continued increment funding over an extended term.

Notwithstanding the progress achieved, the corridor's redevelopment objectives remain substantially unmet. The persistent socioeconomic distress documented in Section 3, the Brownfield and underutilization conditions, and the low realized intensity relative to NCUAD capacity establish that a significant share of the redevelopment program is incomplete and cannot be completed within the Agency's current 2034 time-certain. The remaining priorities - catalytic redevelopment at the Golden Glades node, infill and repositioning of underutilized South Side parcels, corridor mobility and Complete Streets improvements, workforce and attainable housing, and small-business and neighborhood-retail support, require a continued, dedicated increment-funded revenue stream over an extended term.

5. Financial Need for the Extension

The economic case for the extension is reinforced by the Agency's tax increment projections. Under the projection assumptions documented in the Agency's Tax Increment Revenue Projections (stepped taxable-value growth, 95 percent increment funding, the 5 percent non-homestead assessment cap beginning 2027, and no speculative redevelopment beyond normal market appreciation), the increment available to fund the redevelopment program differs materially between the current and extended terms:

Cumulative tax increment available to fund redevelopment	Amount
Through current sunset (FY 2034)	\$25.6 million
Through statutory maximum if extended (FY 2044)	\$72.9 million
Additional capacity unlocked by the extension (2035–2044)	\$47.3 million

The extension to 2044 would make available approximately \$47.3 million of additional tax increment revenue - nearly three times the increment remaining through the current sunset - to fund the unfinished redevelopment program. Without the extension, the Agency would be required to wind down with its core redevelopment objectives unmet and the documented conditions of distress unresolved. The financial projections therefore confirm, in quantitative terms, both the necessity and the public benefit of the extension.

6. Conclusion

The evidence assembled in this Assessment of Need, together with the slum-and-bligh findings established in the accompanying Finding of Necessity documents, demonstrates that: (1) conditions of economic distress and physical blight persist within the Northwest 7th Avenue Corridor redevelopment area; (2) the corridor continues to underperform substantially relative to its location, infrastructure, and zoning capacity; (3) the Agency's redevelopment program is active but materially incomplete and cannot be completed within the current 2034 time-certain; and (4) extending the life of the Agency and redevelopment area to 2044 is necessary to provide the increment-funded resources required to complete the redevelopment program and is supported by the Agency's tax increment projections.

Accordingly, this Assessment of Need substantiates, consistent with Miami-Dade County Resolution No. R-611-15, the extension of the life of the Northwest 7th Avenue Corridor Community Redevelopment Agency and its redevelopment area to the fiscal year ending in 2044.

Sources and basis: Economic and demographic data from the NW 7th Avenue CRA Existing Conditions - Background Review and Analysis (BusinessFlare®, 2026), drawing on U.S. Census Bureau ZCTA estimates for ZIP codes 33169, 33168, and 33150. Tax-base and increment figures from the 2025 certified Miami-Dade assessment roll and the Agency's Tax Increment Revenue Projections. Slum-and-bligh findings per the Agency's Finding of Necessity and Finding of Necessity for the Proposed Expansion Areas (incorporated by reference). Prepared pursuant to Miami-Dade County Resolutions No. R-611-15 and R-499-16. Items marked for City/Agency completion must be supplied before submission to the Board of County Commissioners.

Section 4

Strategic Framework and Corridor Vision

The NW 7th Avenue CRA Plan Update establishes a focused implementation framework centered on economic positioning, catalytic redevelopment, mobility connectivity, and corridor identity creation. Rather than functioning solely as a traditional redevelopment corridor, the CRA is strategically positioned to evolve into a regional mobility and cultural spine that leverages its unparalleled transportation access, redevelopment opportunity sites, and diverse surrounding communities. The strategic framework is designed to provide CRA staff with a practical implementation structure for prioritizing investments, coordinating redevelopment efforts, guiding incentive programs, engaging property owners and developers, and allocating future TIF resources through the CRA sunset horizon in 2034.

A core positioning strategy of this Plan Update is the establishment of the NW 7th Avenue corridor as a “Mobility Hub”, not only in transportation function, but as a market identity capable of attracting investment, residents, employers, entertainment uses, and destination-oriented redevelopment. The corridor’s direct access to Interstate 95, Florida’s Turnpike, SR 826, SR 924, Metrobus Route 77, and the Golden Glades Interchange creates a unique competitive advantage that few redevelopment areas in Miami-Dade County possess.

This mobility positioning becomes the differentiator for the corridor, a clear economic development identity that can support housing, hospitality, workforce development, food and beverage activation, logistics, healthcare, innovation, entertainment, and mixed-use redevelopment initiatives.

A key implementation focus of the Plan Update is the identification and evaluation of catalytic opportunity sites throughout the corridor, including vacant parcels, publicly owned land, underutilized commercial properties, aging apartment complexes, surface parking lots, and strategic assemblage opportunities. The analysis identified several properties that may represent strong opportunities for future CRA participation through acquisition, public-private partnerships, redevelopment facilitation, land banking, or strategic infrastructure investment.

The CRA’s ability to proactively engage willing property owners, institutional landholders, and development partners will be critical to accelerating redevelopment activity. In particular, publicly owned sites, county-owned parcels, vacant properties, and strategically located corridor nodes represent significant opportunities to shape redevelopment outcomes consistent with community goals and long-term economic development objectives.

Corridor Identity

Cultural & Mobility Spine of North Miami-Dade

The updated vision for the CRA positions NW 7th Avenue as the future Cultural, Mobility, and Economic Spine of North Miami-Dade County, a connected urban corridor linking communities, jobs, transit systems, entertainment destinations, housing opportunities, and economic activity.

The corridor's identity is supported by several defining characteristics:

- Regional transportation connectivity anchored by the Golden Glades Interchange;
- Direct linkage to Downtown Miami and regional employment centers;
- Strong daily commuter and workforce activity;
- Existing multicultural community identity and entrepreneurial base;
- Significant redevelopment opportunity sites;
- Emerging opportunities for entertainment, food and beverage, hospitality, and cultural production uses;
- Large-scale publicly owned and underutilized properties capable of catalytic redevelopment.

The Plan Update seeks to reposition the corridor from a primarily auto-oriented commuter corridor into a more activated mixed-use urban environment that supports investment attraction, neighborhood revitalization, destination creation, and long-term economic competitiveness.

Place-Based Subdistrict Strategy

To guide implementation and investment priorities, the CRA is organized into three strategic place-based redevelopment districts that reflect distinct market conditions, physical characteristics, and redevelopment opportunities.

1. Golden Glades Mobility District

The Golden Glades Mobility District functions as the northern gateway into the CRA and one of the region's most significant multimodal transportation hubs. Anchored by the Golden Glades Interchange and transit facilities, this district presents strong opportunities for transit-oriented redevelopment, mixed-use density, apartment repositioning, hospitality, workforce housing, and regional employment uses. Key implementation priorities include:

- Transit-oriented mixed-use redevelopment;
- Higher-density residential and workforce housing;
- Redevelopment of aging apartment complexes;
- Mobility-supportive retail and services;
- Strategic land assemblage and acquisition;
- Public-private partnerships around transit infrastructure;
- Gateway placemaking and corridor branding.

This district is intended to serve as the CRA's primary regional investment attraction area and mobility-centered economic development hub.

2. Uptown Cultural District (NW 151st Street Node + Central Corridor)

The Uptown Cultural District is envisioned as the cultural and entertainment heart of the corridor. Centered around the NW 151st Street node and adjacent redevelopment sites, this district supports opportunities for elevated food and beverage experiences, cultural programming, music-related uses, nightlife activation, hospitality, and destination-oriented redevelopment.

Building upon the corridor's diverse cultural identity and community entrepreneurship, this district seeks to create a recognizable entertainment and lifestyle destination within North Miami-Dade County. Key implementation priorities include:

- Restaurant and food hall recruitment;
- Music and entertainment venues;
- Boutique hospitality and hotel opportunities;
- Public realm activation and placemaking;
- Arts, culture, and event programming;
- Redevelopment of key catalyst sites;
- Corridor branding and identity enhancements.

This strategy aligns with stakeholder and CRA Board interests in creating a recognizable "Top Chef"-style culinary and entertainment identity capable of attracting regional visitors and private investment.

3. Little River Innovation District (NW 79th Street Area)

The Little River Innovation District is envisioned as an economic opportunity and workforce development district focused on entrepreneurship, light industrial innovation, commercial kitchens, small business incubation, and mixed-income housing. The district contains significant redevelopment potential through underutilized commercial properties, publicly owned land, older multifamily housing, and strategic corridor parcels. Its proximity to regional transportation infrastructure and industrial employment centers creates opportunities for workforce-oriented economic development initiatives. Key implementation priorities include:

- Commercial kitchen and food production incubators;
- Workforce training and trade education facilities;
- Small business and entrepreneurship support;
- Mixed-income and attainable housing;
- Adaptive reuse and industrial innovation;
- Neighborhood-serving retail and services;
- Public-private redevelopment partnerships.

This district supports long-term economic mobility and workforce alignment initiatives while strengthening local entrepreneurship and neighborhood reinvestment.

Alignment with District 2 Priorities

The NW 7th Avenue CRA Plan Update directly aligns with the strategic priorities of Miami-Dade County District 2 particularly regarding equitable economic development, community wealth creation, housing opportunity, small business support, workforce advancement, and quality-of-life improvements. The Plan Update advances several core District priorities, including:

- Establishment of a defining “City Center” destination;
- Expansion of mixed-income and attainable housing opportunities;
- Small business growth and entrepreneurship support;
- Activation of food and beverage and cultural economies;
- Workforce development and job creation initiatives;
- Improved mobility and transportation connectivity;
- Public space and civic investment enhancements;
- Community-focused redevelopment that benefits existing residents.

The framework also emphasizes practical implementation tools for CRA staff, including strategic land acquisition, redevelopment partnerships, feasibility studies, infrastructure coordination, incentive structuring, and catalytic project identification to ensure that redevelopment efforts produce measurable economic and community outcomes before the CRA sunset in 2034.

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Redevelopment-Friendly Land Development Regulations (LDRs) & Incentives

The NW 7th Avenue CRA does not have a zoning problem, it has a redevelopment feasibility problem. Existing regulations already allow substantial density and mixed-use development, particularly through the North Central Urban Area District (NCUAD), which permits up to 125 dwelling units per acre in key portions of the corridor.

1. NCUAD is Already a Powerful Redevelopment Tool

The NCUAD zoning framework is arguably the most redevelopment-friendly regulation in the corridor. It supports:

- Mixed-use development
- Residential densities up to 125 du/ac
- Retail, restaurants, entertainment, and cultural uses
- Hotels and hospitality uses
- Office and creative workspace
- Transit-supportive development patterns

Many sites are significantly underbuilt relative to their zoning entitlements, particularly around Golden Glades, NW 151st Street, and portions of the corridor south of NW 95th Street.

Plan Update Recommendation:

- Focus on maximizing NCUAD utilization.

2. Golden Glades TOD Area Should Be Unified Under NCUAD

One of the strongest findings is that the Golden Glades redevelopment area is split between:

- RU-4 (50 du/ac)
- NCUAD (125 du/ac)

This report recommends considering extension of NCUAD over the remaining RU-4 areas to create a cohesive TOD district.

Potential LDR Action:

- Expand NCUAD coverage
- Create a TOD subdistrict around Golden Glades
- Allow administrative approval for qualifying mixed-use projects
- Establish density bonuses tied to workforce housing

3. Create CRA Catalyst Site Overlay

Many redevelopment sites are controlled by:

- Miami-Dade County
- Miami-Dade Housing
- FDOT
- Single private ownership groups

Recommended LDR Tool:

Create a CRA Catalyst Site Overlay that provides:

- Expedited review
- Reduced parking requirements
- Administrative flexibility
- Increased height where appropriate
- Impact fee incentives
- Mixed-use requirements

This overlay could apply to:

- Golden Glades
- NW 151st Street
- NW 79th Street Civic Center Area
- Major county-owned redevelopment sites

4. Parking Reform Could Unlock Development

Much of NW 7th Avenue remains auto-oriented with large surface parking fields.

Consider:

- Shared parking provisions
- Reduced parking ratios near transit
- Parking maximums instead of minimums
- Structured parking incentives
- District parking strategies

Particularly important around:

- Golden Glades Mobility Hub
- NW 151st Street
- NW 79th Street

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5. Allow More Uses by Right

Developers often value certainty more than incentives.

Ensure that the following uses are allowed by-right within designated redevelopment nodes:

- Medical offices
- Workforce housing
- Mixed-use residential
- Hotels
- Commercial kitchens
- Business incubators
- Cultural venues
- Entertainment uses
- Makerspaces and creative production

These uses align directly with the economic development strategy emerging from this Plan Update.

6. Create a Cultural District Overlay at NW 151st Street

The report identifies NW 151st Street as a prime location for:

- Restaurants
- Entertainment
- Music venues
- Recording studios
- Cultural production
- Boutique hotels

With nearly 40% of land vacant or underutilized. A special overlay could provide:

- Outdoor dining flexibility
- Live entertainment allowances
- Reduced separation requirements
- Public art incentives
- Event permitting streamlining

This would help establish the corridor as a cultural district.

7. Density Bonus Program

Create a density bonus system tied to CRA objectives.

Additional density, height, FAR, or parking reductions could be granted for:

- Workforce housing
- Affordable housing
- Public plazas
- Structured parking
- Cultural facilities
- Green infrastructure
- Public art
- Job creation

8. Streamline Public-Private Partnership Projects

Several major opportunity sites are county-owned and publicly controlled. The CRA should work with Miami-Dade County to establish:

- Fast-track review process
- Master development agreements
- Alternative compliance standards
- Administrative approvals for CRA-priority projects

Key LDR and Incentive Conclusion

The NW 7th Avenue CRA already possesses one of the most redevelopment-capable regulatory frameworks in Miami-Dade County through the North Central Urban Area District (NCUAD), which permits high-density residential and mixed-use development in strategic portions of the corridor. The primary challenge is not a lack of development rights, but rather site assembly, infrastructure readiness, redevelopment feasibility, and market execution. As a result, future land development regulation (LDR) efforts should focus on targeted implementation tools rather than wholesale rezoning.

To accelerate redevelopment, the CRA should pursue a coordinated strategy that combines redevelopment-friendly LDRs with Tax Increment Financing (TIF) incentives. Regulatory tools such as catalyst-site overlays, expedited permitting, parking reductions, density bonuses, administrative approvals for qualifying projects, adaptive reuse provisions, and transit-oriented development standards can reduce entitlement risk and shorten development timelines. At the same time, CRA TIF revenues can be strategically deployed to close financing gaps through infrastructure investments, site preparation, land acquisition, environmental remediation, structured parking assistance, streetscape improvements, workforce housing incentives, façade programs, and public-private partnership participation.

The most successful redevelopment districts across Florida combine regulatory flexibility with targeted public investment. Within the NW 7th Avenue CRA, TIF funding should be used as a catalyst to unlock projects that already possess strong zoning entitlements but face market or infrastructure barriers.

Moving forward, the CRA should establish a formal Redevelopment Incentive Program that links TIF assistance to specific community objectives, including workforce and mixed-income housing, job creation, small business development, cultural and entertainment uses, healthcare facilities, infrastructure improvements, public spaces, and catalytic mixed-use projects. By aligning regulatory incentives with financial incentives, the CRA can create a predictable redevelopment environment that reduces developer risk, improves project feasibility, and maximizes long-term tax base growth.

Ultimately, the future success of the NW 7th Avenue CRA will depend less on creating additional zoning capacity and more on strategically leveraging its existing development entitlements, public assets, and TIF resources to stimulate transformative investment.

Section 5

Redevelopment Goals and Initiatives

Implementation Framework for CRA Action & Investment

This section establishes the operational framework for the NW 7th Avenue CRA Plan Update and is intended to serve as the primary implementation guide for CRA staff, Board members, Miami-Dade County, development partners, and funding agencies through the CRA sunset horizon in 2034.

Unlike prior redevelopment plans that focused primarily on broad policy direction, this Plan Update is structured around actionable redevelopment goals and implementation initiatives designed to guide real-world project delivery, strategic investment, redevelopment partnerships, land acquisition opportunities, infrastructure coordination, and economic development programming.

Each goal and initiative is intentionally organized in a standardized format to improve CRA usability, budgeting alignment, performance tracking, project prioritization, and statutory compliance. This framework is intended to help staff clearly identify:

- What redevelopment objectives the CRA is pursuing;
- What implementation actions are required;
- How projects align with CRA priorities and funding eligibility;
- Where TIF resources should be strategically allocated;
- Which initiatives can leverage partnerships, grants, or private investment.

The initiatives outlined in this section are designed to function as a practical redevelopment toolkit that can evolve over time as market conditions, redevelopment opportunities, and community priorities continue to emerge.

The Plan Update organizes redevelopment efforts into six primary implementation goals:

1. Economic Development & Corridor Revitalization
2. Housing & Mixed-Income Neighborhoods
3. Mobility, Transportation & Connectivity
4. Infrastructure & Public Realm
5. Land Assembly & Catalytic Development
6. Redevelopment Support and Governance

Redevelopment Goals and Key Initiatives

GOAL 1: ECONOMIC DEVELOPMENT & CORRIDOR REVITALIZATION

Focuses on strengthening the corridor's economic competitiveness through mixed-use redevelopment, small business growth, cultural activation, entrepreneurship support, destination creation, and industry recruitment.

1

Key Initiatives:

- Mixed-Use Redevelopment
- Small Business Support
- Cultural & Entertainment District
- Restaurant/Food & Beverage Cluster
- Workforce Development
- Commercial Kitchen Incubator
- Healthcare & Medical Office Recruitment
- Innovation District Development

GOAL 2: HOUSING & MIXED-INCOME NEIGHBORHOODS

Focuses on expanding housing opportunities, supporting mixed-income redevelopment, modernizing aging housing stock, promoting equitable redevelopment, and increasing residential density in strategic locations.

2

Key Initiatives:

- Workforce Housing
- Mixed-Income Redevelopment
- Public Housing Partnerships
- Anti-Displacement Strategy
- Infill Housing
- Transit-Oriented Residential Intensification

GOAL 3: MOBILITY, TRANSPORTATION & CONNECTIVITY

Focuses on leveraging the corridor's regional transportation advantages to support redevelopment, improve accessibility, enhance mobility infrastructure, and strengthen corridor identity as a regional mobility hub.

3

Key Initiatives:

- Golden Glades Mobility Hub
- Complete Streets
- Pedestrian Connectivity
- Transit-Oriented Development
- CRA Circulator
- Bicycle Infrastructure
- Mobility Technology
- Corridor Wayfinding

4

GOAL 4: INFRASTRUCTURE & PUBLIC REALM

Focuses on improving the physical environment of the corridor through streetscape enhancements, infrastructure modernization, utility coordination, public realm activation, beautification, and placemaking investments.

Key Initiatives:

- Streetscape Improvements
- Utility Upgrades
- Sewer Expansion
- Drainage Improvements
- Parks & Open Space
- Public Art & Identity
- Lighting & Safety
- Corridor Beautification

5

GOAL 5: LAND ASSEMBLY & CATALYTIC DEVELOPMENT

Focuses on strategic land control, site assemblage, public-private redevelopment partnerships, catalyst project implementation, and leveraging publicly owned land to accelerate redevelopment outcomes.

Key Initiatives:

- Strategic Property Acquisition
- City Center Development
- County Partnership Sites
- Public Land Redevelopment
- Opportunity Site Packaging
- Development RFQs/RFPs

6

GOAL 6: REDEVELOPMENT SUPPORT & GOVERNANCE

Focuses on strengthening CRA implementation capacity through partnerships, grant coordination, community engagement, performance tracking, intergovernmental collaboration, and long-term redevelopment management.

Key Initiatives:

- Public-Private Partnerships
- Grant Programs
- Intergovernmental Coordination
- CRA Program Administration
- Performance Metrics
- Community Engagement
- Leveraging Federal & State Funding

Together, these goals and initiatives establish a comprehensive implementation framework intended to guide catalytic redevelopment, economic growth, housing investment, infrastructure modernization, mobility enhancement, and long-term corridor transformation throughout the remaining life of the NW 7th Avenue CRA.

GOAL 1 — ECONOMIC DEVELOPMENT & CORRIDOR REVITALIZATION

Cultural & Entertainment Spine Activation



Initiative Statement

Position NW 7th Avenue as a regional cultural, culinary, and entertainment destination through strategic redevelopment, food and beverage activation, arts programming, and destination-oriented placemaking initiatives.

Initiative Activities

- Identify and recruit target food, beverage, entertainment, and hospitality operators;
- Develop catalyst entertainment and cultural opportunity sites near NW 151st Street;
- Support façade improvement, tenant buildout, and small business assistance programs;
- Coordinate events, public art, music programming, and corridor branding initiatives;
- Pursue partnerships with cultural organizations, chefs, artists, and entrepreneurs.

Why It Matters

Creating a recognizable entertainment and cultural identity increases corridor visibility, attracts visitors and private investment, supports local entrepreneurship, expands economic activity, and strengthens the overall market positioning of the CRA.

GOAL 1 — ECONOMIC DEVELOPMENT & CORRIDOR REVITALIZATION

Small Business & Entrepreneurship Ecosystem



Initiative Statement

Support the growth and sustainability of locally owned businesses, entrepreneurs, and neighborhood-serving commercial activity throughout the corridor.

Initiative Activities

- Establish small business grant and technical assistance programs;
- Partner with CDFIs and financial institutions to improve capital access;
- Develop commercial kitchen and business incubator opportunities;
- Provide business attraction and retention outreach;
- Coordinate workforce and entrepreneurship training programs.

Why It Matters

Small businesses form the economic backbone of the corridor and are essential for job creation, neighborhood stability, local wealth generation, and long-term economic resilience.

GOAL 1 — ECONOMIC DEVELOPMENT & CORRIDOR REVITALIZATION

Healthcare & Innovation Industry Recruitment



Concept Image

Initiative Statement

Recruit and support healthcare, medical office, workforce training, and innovation-oriented employers that align with regional workforce and economic development opportunities.

Initiative Activities

- Identify sites suitable for healthcare and innovation uses;
- Coordinate with educational institutions and workforce agencies;
- Pursue public-private partnerships for workforce training facilities;
- Support adaptive reuse of underutilized commercial properties;
- Market the corridor's transportation access and workforce connectivity.

Why It Matters

Healthcare and innovation industries provide stable employment opportunities, diversify the corridor economy, increase daytime activity, and strengthen long-term economic competitiveness.

GOAL 2 — HOUSING & MIXED-INCOME NEIGHBORHOODS

Workforce & Attainable Housing Development



Initiative Statement

Expand workforce and attainable housing opportunities throughout the CRA to support economic mobility, housing stability, and redevelopment near major transportation corridors.

Initiative Activities

- Identify opportunity sites for mixed-income housing development;
- Support public-private redevelopment partnerships;
- Coordinate density and zoning strategies to improve project feasibility;
- Pursue affordable housing funding sources and tax credits;
- Encourage mixed-use residential redevelopment near transit corridors.

Why It Matters

Increasing housing supply supports workforce retention, stabilizes neighborhoods, improves affordability, and creates a stronger residential base to support economic activity and redevelopment.

GOAL 2 — HOUSING & MIXED-INCOME NEIGHBORHOODS

Transit-Oriented Residential Intensification



Initiative Statement

Promote higher-density residential redevelopment near the Golden Glades Interchange and major corridor nodes to maximize mobility access and support mixed-use urban development.

Initiative Activities

- Coordinate TOD feasibility studies and redevelopment planning;
- Encourage redevelopment of aging apartment complexes;
- Support zoning strategies aligned with NCUAD densities;
- Pursue structured parking and shared mobility solutions;
- Facilitate redevelopment partnerships around transit infrastructure.

Why It Matters

Transit-oriented housing supports regional mobility goals, increases land efficiency, reduces transportation barriers, and creates stronger economic activity near key mobility hubs.

GOAL 2 — HOUSING & MIXED-INCOME NEIGHBORHOODS

Anti-Displacement & Neighborhood Stabilization



Initiative Statement

Promote equitable redevelopment strategies that minimize displacement risks while supporting long-term community reinvestment and resident opportunity.

Initiative Activities

- Coordinate community engagement and resident outreach;
- Pursue affordable housing preservation programs;
- Encourage inclusionary and mixed-income redevelopment;
- Support home repair and neighborhood stabilization programs;
- Monitor redevelopment impacts and affordability trends.

Why It Matters

Balanced redevelopment protects existing residents, strengthens community trust, and ensures economic growth benefits both new investment and long-standing neighborhoods.

GOAL 3 — MOBILITY, TRANSPORTATION & CONNECTIVITY

Golden Glades Mobility Hub



Concept Image

Initiative Statement

Leverage the Golden Glades Interchange as a regional mobility and redevelopment catalyst supporting transit-oriented development, economic growth, and corridor identity.

Initiative Activities

- Coordinate with FDOT and Miami-Dade Transit on mobility improvements;
- Identify transit-supportive redevelopment sites;
- Pursue gateway enhancements and mobility branding;
- Support mixed-use and workforce housing near transit facilities;
- Coordinate regional transportation partnerships.

Why It Matters

The Golden Glades Interchange is one of the corridor's greatest competitive advantages and can drive long-term redevelopment, investment attraction, and regional economic positioning.

GOAL 3 — MOBILITY, TRANSPORTATION & CONNECTIVITY

Complete Streets & Pedestrian Connectivity



Initiative Statement

Improve pedestrian safety, accessibility, and multimodal connectivity throughout the corridor to support walkability and redevelopment activity.

Initiative Activities

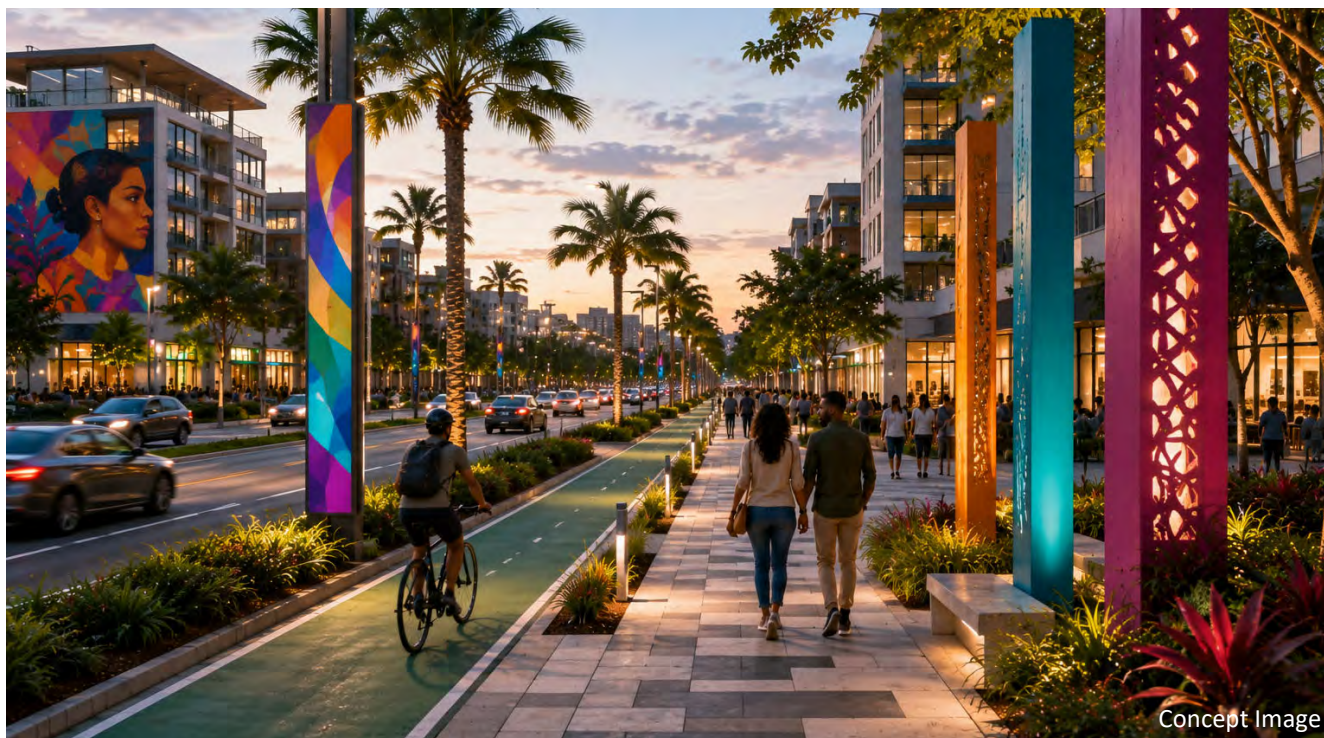
- Prioritize sidewalk, crossing, lighting, and streetscape improvements;
- Coordinate traffic calming and pedestrian safety enhancements;
- Improve bus stop and first/last-mile connectivity;
- Support ADA accessibility improvements;
- Integrate mobility infrastructure into redevelopment projects.

Why It Matters

Walkable and connected corridors improve safety, support retail activity, encourage redevelopment, and create a more attractive environment for residents and investors.

GOAL 3 — MOBILITY, TRANSPORTATION & CONNECTIVITY

Corridor Wayfinding & Identity



Initiative Statement

Establish a unified corridor branding and wayfinding system that reinforces the identity of NW 7th Avenue as a regional cultural and mobility spine.

Initiative Activities

- Develop corridor branding and gateway signage;
- Implement district identity and placemaking improvements;
- Coordinate public art and streetscape enhancements;
- Create directional signage for key destinations and transit hubs;
- Integrate branding into redevelopment and public infrastructure projects.

Why It Matters

A stronger corridor identity improves market visibility, strengthens placemaking, enhances visitor experience, and supports economic development attraction efforts.

GOAL 4 — INFRASTRUCTURE & PUBLIC REALM

Corridor Streetscape Modernization



Concept Image

Initiative Statement

Modernize the physical appearance and public realm environment of NW 7th Avenue through coordinated streetscape, landscaping, lighting, and beautification improvements.

Initiative Activities

- Develop corridor-wide streetscape master plans;
- Coordinate landscaping and gateway enhancements;
- Improve lighting, signage, and pedestrian amenities;
- Integrate public art and identity elements;
- Pursue phased implementation tied to redevelopment activity.

Why It Matters

Public realm improvements increase property values, improve corridor perception, support business activity, and create a stronger redevelopment environment.

GOAL 4 — INFRASTRUCTURE & PUBLIC REALM

Utility & Infrastructure Capacity Planning



Initiative Statement

Coordinate infrastructure planning and utility capacity improvements necessary to support future redevelopment and increased corridor density.

Initiative Activities

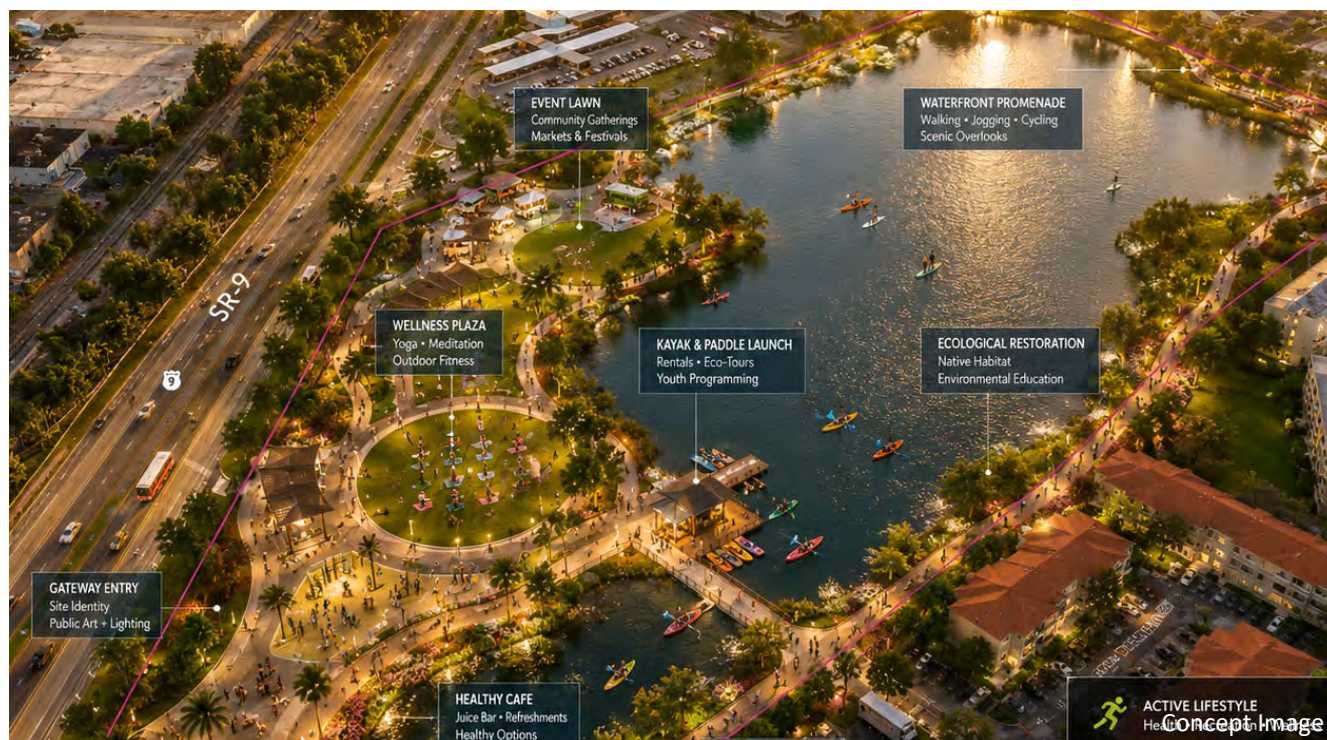
- Coordinate with utility providers and County departments;
- Identify sewer, water, drainage, and stormwater deficiencies;
- Prioritize infrastructure investments supporting opportunity sites;
- Align infrastructure planning with redevelopment phasing;
- Pursue infrastructure funding opportunities.

Why It Matters

Infrastructure readiness is essential for redevelopment feasibility, investment attraction, and long-term economic growth.

GOAL 4 — INFRASTRUCTURE & PUBLIC REALM

Parks, Open Space & Waterfront Activation



Initiative Statement

Expand public open space opportunities and activate waterfront and civic spaces to improve quality of life and corridor placemaking.

Initiative Activities

- Identify opportunities for pocket parks and waterfront activation;
- Support civic promenade and gathering space projects;
- Integrate public space into redevelopment initiatives;
- Coordinate recreational and cultural programming;
- Pursue partnerships for public realm activation.

Why It Matters

Public spaces improve community livability, support economic activity, enhance corridor identity, and increase redevelopment value.

GOAL 5 — LAND ASSEMBLY & CATALYTIC DEVELOPMENT

Strategic Property Acquisition



Initiative Statement

Utilize strategic land acquisition and assemblage to facilitate catalytic redevelopment projects aligned with CRA goals and community priorities.

Initiative Activities

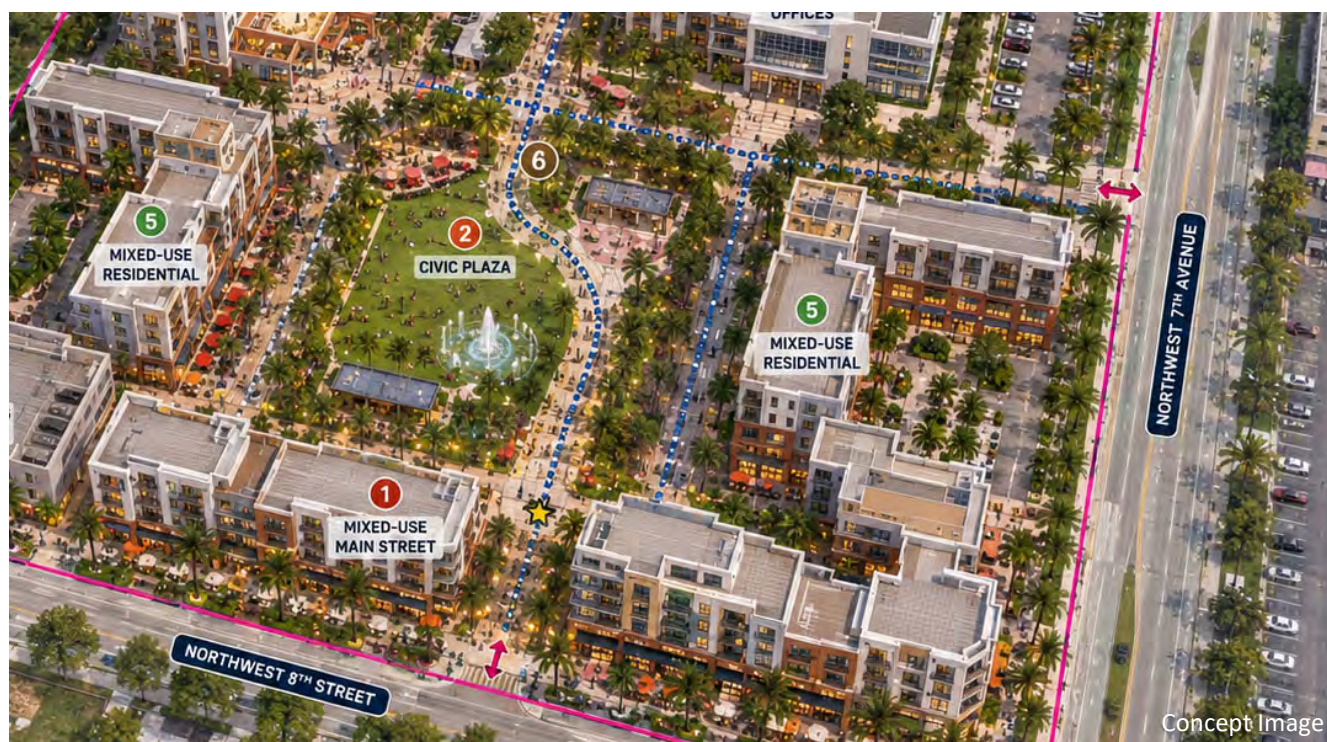
- Identify high-priority opportunity sites and vacant parcels;
- Evaluate publicly owned and underutilized properties;
- Engage willing property owners and development partners;
- Conduct redevelopment feasibility and assemblage studies;
- Pursue land banking and acquisition strategies.

Why It Matters

Land control provides the CRA with the ability to influence redevelopment outcomes, accelerate catalytic projects, and reduce barriers to private investment.

GOAL 5 — LAND ASSEMBLY & CATALYTIC DEVELOPMENT

City Center Development



Initiative Statement

Advance the creation of a defining mixed-use civic and economic center that serves as a long-term anchor for the corridor and surrounding communities.

Initiative Activities

- Coordinate master planning and redevelopment visioning;
- Pursue public-private partnerships for civic redevelopment;
- Identify catalyst sites and implementation strategies;
- Support mixed-use residential, civic, retail, and public space development;
- Coordinate infrastructure and public facility planning.

Why It Matters

A recognizable city center strengthens economic identity, creates a focal point for investment, and supports long-term corridor transformation.

GOAL 5 — LAND ASSEMBLY & CATALYTIC DEVELOPMENT

Opportunity Site Redevelopment Program



Concept Image

Initiative Statement

Develop a coordinated redevelopment strategy for catalyst opportunity sites throughout the CRA.

Initiative Activities

- Maintain an inventory of redevelopment opportunity sites;
- Prepare marketing packages and development briefs;
- Coordinate developer outreach and RFQ/RFP processes;
- Conduct market and feasibility studies;
- Align incentives and infrastructure investments with catalyst projects.

Why It Matters

Targeted opportunity site redevelopment accelerates investment activity, increases taxable value, and creates visible redevelopment momentum.

GOAL 6 — REDEVELOPMENT SUPPORT & GOVERNANCE

Public-Private Partnership Development



Initiative Statement

Strengthen collaboration between the CRA, private developers, institutions, and public agencies to advance catalytic redevelopment projects.

Initiative Activities

- Coordinate redevelopment partnerships and negotiations;
- Develop incentive and participation frameworks;
- Pursue joint-development opportunities;
- Facilitate intergovernmental coordination;
- Support redevelopment financing strategies.

Why It Matters

Partnerships are essential to leveraging limited CRA resources and accelerating transformative redevelopment activity.

GOAL 6 — REDEVELOPMENT SUPPORT & GOVERNANCE

Grant & External Funding Strategy



Initiative Statement

Expand the CRA's ability to leverage federal, state, and regional funding sources to support redevelopment and infrastructure initiatives.

Initiative Activities

- Identify grant opportunities aligned with CRA priorities;
- Coordinate funding applications and partnerships;
- Track legislative and infrastructure funding programs;
- Pursue mobility, housing, resilience, and workforce grants;
- Align projects with external funding eligibility requirements.

Why It Matters

External funding increases implementation capacity and allows the CRA to undertake larger catalytic projects with reduced local financial burden.

GOAL 6 — REDEVELOPMENT SUPPORT & GOVERNANCE

Performance & Implementation Management



Concept Image

Initiative Statement

Establish clear implementation metrics, project tracking systems, and operational coordination mechanisms to guide CRA execution through 2034.

Initiative Activities (Staff)

- Develop annual implementation work plans;
- Track redevelopment metrics and project outcomes;
- Coordinate Board reporting and budget alignment;
- Monitor TIF performance and capital allocation;
- Update redevelopment priorities as market conditions evolve.

Why It Matters

Strong implementation management improves accountability, strengthens decision-making, and ensures the CRA maximizes impact before sunset.

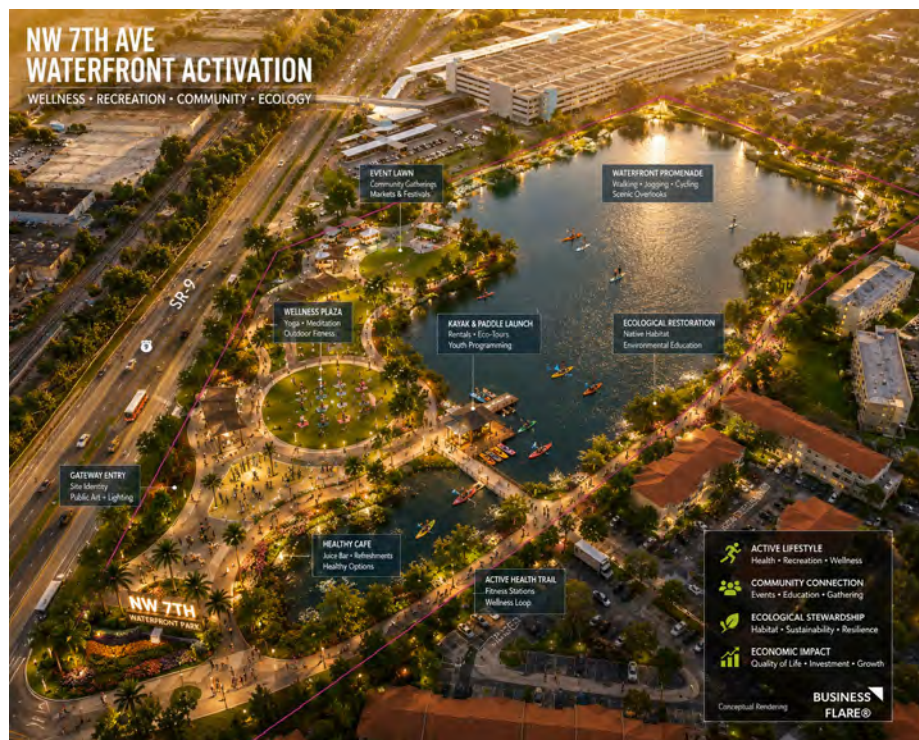
KEY CONCEPTUAL FRAMEWORKS/ STREETScape IMPROVEMENTS

NW 7th Avenue Complete Streets



OPPORTUNITY SITE – NORTH SIDE NEAR GOLDEN GLADE

Concept 1 – Lakefront Promenade Activation



Initiative Statement

Transform the County-owned waterfront property near the Golden Glades area into a signature recreational, ecological, and community wellness destination that celebrates the corridor's natural assets while creating a unique identity for the NW 7th Avenue CRA. The project would establish a waterfront promenade, public gathering spaces, wellness and recreation amenities, and environmental restoration features that enhance quality of life and position the corridor as a regional destination.

Initiative Activities (Staff)

- Coordinate with Miami-Dade County to evaluate site ownership, environmental constraints, water management requirements, and long-term development feasibility.
- Prepare a conceptual master plan and implementation strategy for waterfront activation, including trails, public open space, event programming areas, recreational amenities, and ecological restoration components.
- Explore public-private partnerships for complementary food and beverage, wellness, recreation, and eco-tourism uses.

Why It Matters

This site represents one of the largest publicly controlled redevelopment opportunities within the CRA and offers a rare waterfront asset along NW 7th Avenue.

OPPORTUNITY SITE – NORTH SIDE NEAR GOLDEN GLADE

Concept 2 – Mixed-Use Vertical Development



Initiative Statement

Leverage the County-owned waterfront property to create a transformational mixed-use destination that combines housing, retail, dining, hospitality, recreation, and public waterfront access. The development would establish a new urban center for the corridor, creating a live-work-play environment that attracts residents, visitors, businesses, and investment while maximizing the site's unique waterfront setting and regional accessibility (adjacent to Golden Glades Transit Hub).

Initiative Activities (Staff)

- Conduct a market feasibility study to evaluate supportable residential, retail, hospitality, office, and entertainment uses.
- Coordinate with Miami-Dade County to evaluate development partnerships, land disposition strategies, and public-private partnership opportunities.
- Prepare a master development framework incorporating mixed-use development, public waterfront access, structured parking, mobility connections, and public open space.
- Issue a developer solicitation (RFQ/RFP) to attract qualified development teams capable of delivering a catalytic waterfront project.

Why It Matters

This represents one of the most significant redevelopment opportunities within the NW 7th Avenue CRA and has the potential to become a signature destination for North Miami-Dade County.

OPPORTUNITY SITE – NORTH SIDE NEAR GOLDEN GLADE

Concept 3 – Mixed-Use Development and Promenade at Existing Peninsula



Initiative Statement

Pursue a context-sensitive mixed-use redevelopment strategy focused on the existing peninsula area that maximizes the use of developable uplands while preserving the lake's ecological character and minimizing impacts to the water body.

Initiative Activities (Staff)

- Conduct detailed site suitability, environmental, geotechnical, and hydrological studies to determine the peninsula's development capacity and constraints.
- Evaluate shoreline stabilization, resiliency, flood protection, and permitting requirements associated with waterfront development.
- Coordinate with Miami-Dade County, environmental agencies, and permitting authorities to assess long-term development feasibility.
- Explore phased implementation opportunities beginning with public realm improvements, waterfront amenities, and destination food and beverage uses before larger vertical development occurs.

Why It Matters

This concept represents the most conservative redevelopment approach, preserving much of the site's existing natural and waterfront character while still creating a catalytic destination for the NW 7th Avenue corridor.

OPPORTUNITY SITE – SOUTH SIDE NEAR 79TH STREET

Concept 1 – Vibrant Downtown-Style Civic Center



Initiative Statement

Transform this County-owned land into a vibrant downtown-style civic center that combines government services, education, housing, retail, public gathering spaces, and community amenities within a walkable mixed-use environment. By leveraging the existing library, school, and police facilities, the site can evolve into a true community heart for area, a place where residents can live, work, learn, gather, and access services in a modern, pedestrian-oriented setting.

Initiative Activities (Staff)

- Coordinate with Miami-Dade County departments to evaluate long-term redevelopment opportunities involving the library, police station, and other public assets.
- Prepare a comprehensive civic center master plan that incorporates mixed-use development, structured parking, public plazas, educational facilities, workforce housing, retail, and civic uses.
- Conduct feasibility studies to determine opportunities for modernizing or consolidating public facilities while preserving service levels.
- Pursue public-private partnerships to deliver mixed-use residential, commercial, and civic development on County-owned land.

Why It Matters

Unlike many redevelopment sites that require complex land assembly, County ownership creates a unique opportunity to guide redevelopment outcomes and ensure community priorities are achieved. The site has the potential to become the next downtown-style destination.

Neighborhood Impact Statement

The NW 7th Avenue CRA Redevelopment Plan Update is intended to guide strategic reinvestment and revitalization efforts that improve economic opportunity, neighborhood conditions, mobility, housing options, and quality of life throughout the CRA area. The Plan focuses on addressing long-standing conditions of underinvestment, aging infrastructure, fragmented development patterns, vacant and underutilized properties, and limited economic activity that continue to impact portions of the corridor and surrounding neighborhoods.

Implementation of the Plan is anticipated to generate positive neighborhood impacts through targeted public infrastructure improvements, redevelopment of vacant and underutilized sites, support for small businesses and entrepreneurship, expansion of mixed-income and workforce housing opportunities, and enhanced mobility and connectivity throughout the corridor. The Plan also seeks to improve the physical appearance and functionality of NW 7th Avenue through streetscape improvements, public realm investments, lighting, landscaping, gateway features, and corridor beautification initiatives.

A major focus of the Plan is leveraging the corridor's regional transportation assets, including the Golden Glades Interchange and Metrobus connectivity, to attract catalytic mixed-use and transit-oriented redevelopment that can expand the local tax base, create jobs, increase housing supply, and stimulate private investment. Additional initiatives related to cultural activation, food and beverage development, workforce training, healthcare services, and innovation-based economic development are intended to support long-term economic mobility and community wealth creation.

The Plan recognizes the importance of equitable redevelopment and community stabilization. CRA initiatives will seek to support existing residents and businesses through workforce housing strategies, anti-displacement considerations, small business support programs, public-private partnerships, and community engagement efforts. Particular attention will be given to ensuring that redevelopment efforts create opportunities for local residents, entrepreneurs, and community-serving businesses.

Overall, the NW 7th Avenue CRA Redevelopment Plan Update is intended to produce long-term neighborhood benefits by transforming underutilized properties into productive community assets, improving infrastructure and public spaces, increasing economic opportunity, and positioning the corridor as a major cultural, mobility, and economic spine within North Miami-Dade County.

Projected Costs of Redevelopment (Section 163.362(9), Florida Statutes)

Pursuant to Section 163.362(9), Florida Statutes, this Plan Update contains the following statement of the projected costs of redevelopment to be financed with tax increment revenues deposited into the Northwest 7th Avenue Community Redevelopment Trust Fund over the life of the Agency.

The projected costs are derived from the certified 2025 taxable values of the original redevelopment area and its expansion areas, the prevailing combined county operating millage of 6.4830 mills (Countywide 4.5740 plus Unincorporated Municipal Service Area 1.9090), and the 95 percent increment-funding requirement of Section 163.387(1), Florida Statutes. The projections assume stepped taxable-value growth consistent with recent roll history and, beginning with the 2027 roll, the 5 percent annual cap on assessment increases for non-homestead property contemplated by the 2026 property-tax amendment. The corridor holds virtually no homestead property, so the amendment's effect on the district is the slower non-homestead growth this cap produces.

Projected costs through the current sunset (2034)

Through the Agency's current March 1, 2034 sunset, the projected costs of redevelopment to be financed with tax increment revenues are estimated at approximately \$25.6 million. This figure represents the cumulative tax increment revenue the Agency is projected to receive through the current sunset and establishes the near-term financial framework for increment-funded redevelopment activity.

Projected costs if the term is extended to the statutory maximum (2044)

Community redevelopment agencies created after July 1, 2002 may operate for up to 40 years from adoption of the redevelopment plan. If the Agency's term is extended to that statutory maximum, a fiscal year ending in 2044, the projected costs of redevelopment to be financed with tax increment revenues are estimated at approximately \$72.9 million on a cumulative basis. The additional approximately \$47.3 million generated between the current 2034 sunset and the 2044 statutory maximum reflects the continued growth of taxable value across the corridor and its expansion areas over the extended term.

Cumulative projected costs (tax increment revenue)	Amount
Through current sunset (FY 2034)	\$25.6 million
Through statutory maximum if extended (FY 2044)	\$72.9 million
Incremental 2035–2044 (extension period)	\$47.3 million

A detailed year-by-year derivation of these projections is provided under separate cover in the Agency's Tax Increment Revenue Projections.

Expenditure categories

These projected costs are to be expended on publicly funded capital projects and redevelopment activities within the community redevelopment area, consistent with the goals and initiatives established in this Plan, including:

- Strategic land acquisition, assemblage, and catalytic site redevelopment;
- Infrastructure, utility, drainage, and public realm improvements;
- Mobility, transit-oriented, and Complete Streets investments;
- Workforce and mixed-income housing development and preservation;
- Economic development, small business, and cultural activation programming;
- Corridor streetscape, beautification, and placemaking improvements.

The Agency may also incur indebtedness, including bonds, notes, or other obligations repaid with increment revenues, to accelerate implementation of the projects identified in this Plan. Any such indebtedness shall be repaid solely from tax increment revenues and shall mature no later than the Agency's statutory time-certain.

Consistent with Section 163.362(10), Florida Statutes, all redevelopment financed by increment revenues shall be completed no later than the Agency's time-certain. The Agency's currently adopted sunset is the fiscal year ending in 2034; should the term be extended, all such redevelopment shall be completed no later than the fiscal year ending in 2044, which is within the 40-year maximum permitted for community redevelopment agencies created after July 1, 2002.

Taxable-Value Growth

As of 2025, the combined taxable value within the original CRA area and its expansion areas is approximately \$378.2 million, representing substantial growth from the original base-year valuations. Since their respective base years, the original corridor (base year 2003) has grown approximately 394 percent in taxable value, from \$54.2 million to \$267.9 million, and the 2012 expansion area (base year 2012) has grown approximately 130 percent, from \$48.1 million to \$110.3 million. A newly adopted 2025 expansion area, with a 2025 base year, joins the district at approximately \$87.0 million in taxable value and will generate increment as values grow above that base. This sustained growth confirms continued market activity and redevelopment momentum across the corridor.

Note: the figures above reflect cumulative TIF under the projection assumptions documented in the separate-cover Tax Increment Revenue Projections, stepped taxable-value growth, 95 percent participation, the 5 percent non-homestead assessment cap beginning 2027, and no speculative redevelopment beyond normal market appreciation. The \$25.6 million figure applies through the current 2034 sunset; the \$72.9 million figure applies if the Agency's term is extended to the 2044 statutory maximum.

Conclusion & Outlook

The NW 7th Avenue CRA Plan Update 2026 represents more than a redevelopment plan — it is a strategic implementation roadmap for transforming one of North Miami-Dade County’s most important urban corridors into a connected, economically competitive, and community-centered destination. With a defined implementation horizon through the CRA sunset in 2034, this Plan establishes a focused framework for action, investment, partnerships, and measurable redevelopment outcomes.

The corridor possesses many of the foundational ingredients necessary for long-term success: exceptional regional connectivity, major transportation infrastructure, strong cultural identity, available redevelopment sites, growing market interest, and significant public-sector leadership capacity. At the same time, the corridor continues to face challenges associated with aging infrastructure, fragmented development patterns, underutilized land, economic disparities, and historic underinvestment. This Plan recognizes both realities and responds with a practical, implementation-oriented strategy focused on opportunity, execution, and long-term transformation.

Unlike previous planning efforts, the NW 7th Avenue CRA Plan Update prioritizes action. It emphasizes catalytic redevelopment opportunity sites, strategic land acquisition, mobility-oriented investment, mixed-income housing, cultural activation, workforce development, public-private partnerships, and targeted infrastructure improvements that can generate visible progress within the remaining life of the CRA.

The vision for the corridor is ambitious but achievable: to establish NW 7th Avenue as the Cultural, Mobility, and Economic Spine of North Miami-Dade County. This vision is rooted in the belief that redevelopment can simultaneously improve quality of life, create economic opportunity, support entrepreneurship, attract private investment, strengthen neighborhoods, and position the corridor as a major destination within the region.

The success of this Plan will ultimately depend on implementation. It will require continued leadership from the CRA Board, Miami-Dade County, Commission District 2,, community stakeholders, property owners, developers, institutional partners, and residents working collaboratively toward a shared vision. It will also require strategic decision-making, disciplined prioritization, and the proactive use of CRA tools and financial resources to leverage long-term economic impact.

The next eight years represent a critical window of opportunity. Through focused implementation, catalytic investment, and coordinated redevelopment efforts, the NW 7th Avenue CRA has the potential to redefine the future of the corridor and create a lasting legacy of economic revitalization, mobility connectivity, cultural identity, and community reinvestment for generations to come.

Thank You

We provide economic development solutions.

BusinessFlare® is a highly qualified veteran-owned advisory firm specializing in redevelopment, revitalization, economic analysis, and urban planning. BusinessFlare® provides expert support to the county's Community Redevelopment Agencies (CRAs), offering tailored strategies to drive sustainable growth and improve quality of life within the county.

With headquarters located in North Miami, Florida, BusinessFlare® offers unmatched insights into the region's unique economic and urban challenges. Our team is composed of seasoned professionals with expertise in redevelopment and planning, leveraging cutting-edge data analytics and economic modeling to guide impactful decision-making.

Our Services

BusinessFlare® provides a comprehensive suite of services, including:

- Finding of Necessity
- Redevelopment Plan Updates
- Expansion Area Plans
- Revitalization Strategies
- Economic Data Insights and Analytics
- Economic Impact Studies
- Urban Planning and Design
- Site Fitment and Feasibility

Commitment to the Community

Our proximity to the communities we serve allows us to maintain strong relationships with local stakeholders and ensures our recommendations are grounded in the realities of the region. BusinessFlare® continues to empower CRAs to achieve their missions, creating vibrant, resilient communities through innovative redevelopment strategies and data-driven insights.

BusinessFlare® has extensive experience supporting CRAs throughout the State of Florida, delivering measurable results that align with statutory requirements and local objectives. We understand the critical balance between preserving community character and fostering economic growth, and we tailor our approach to meet the specific needs of each project.

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RESOLUTION NO. CRA-26-2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING THE EXECUTIVE DIRECTOR AND THE CRA ATTORNEY TO TAKE ALL NECESSARY ACTION AND TO EXECUTE ALL DOCUMENTS RELATING TO THE OPERATIONS OF THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY DURING THE BOARD'S RECESS COMMENCING JUNE 30, 2026, THROUGH AUGUST 31, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Commissioners of the Northwest 7th Avenue Corridor Community Redevelopment Agency ("CRA") will be in recess commencing June 30, 2026, through August 31, 2026; and

WHEREAS, in order to provide for the effective and efficient workings of the CRA, the Board of Commissioners wish to authorize the Executive Director and the CRA Attorney to take all necessary action to ensure that the CRA's best interests will be protected during the recess period.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY:

Section 1. Recitals. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. Authorization of CRA Staff. The Executive Director and the CRA Attorney are authorized to take all necessary action and execute any documents relating to the operations of the CRA during the recess period commencing June 30, 2026, through August 31, 2026.

Section 3. Ratification of Action Taken by CRA Staff. Any action taken during this recess period, that requires Board of Commissioners approval, shall be subject to ratification by the Board of Commissioners at a subsequent official meeting of the Board of Commissioners.

Section 4. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 29th day of June, 2026.

Rasha Cameau, MBA FRA-RP
Chair

ATTEST:

Nadeige Theresias-Joisil, MS Ed
Secretary

APPROVED AS TO LEGAL SUFFICIENCY

Steven W. Zelkowitz, P.A.
CRA Attorney

SPONSORED BY: ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Chair Rasha Cameau, MBA FRA-RP
Vice Chair Jeffy Mondesir, BBA
Board Member Gene Lomando, BS
Board Member Daniella Pierre, MSHRM
Board Member Angela Reyes, M.TX.
Board Member Nadeige Theresias-Joisil, MS Ed

_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)

Date: June 29, 2026
To: Board Members of NW 7th Avenue Community Redevelopment Agency
From: Casneve Oupelle, Executive Director 
Subject: Recess of Board Authority Until August 31, 2026

Recommendation

Staff recommends that the Board of Commissioners approve a recess of regularly scheduled Board meetings through August 31, 2026, and authorize the Executive Director to approve time-sensitive operational matters arising during the recess period that exceed the Executive Director's standing spending authority, subject to ratification by the Board at its next regularly scheduled meeting following the recess.

Fiscal Impact

None directly associated with this resolution. Any expenditure approved by the Executive Director during the recess period under this authority will be itemized and presented to the Board for ratification, with its own fiscal impact identified at that time.

Delegation of Authority

During the recess period, the Executive Director shall continue to manage the day-to-day operations of the CRA in accordance with previously approved budgets, policies, and Board direction. The Executive Director is authorized to approve matters that are both time-sensitive and exceed the Executive Director's standing spending authority, where waiting for the next regularly scheduled Board meeting would result in the loss of an opportunity, a missed deadline, or harm to the CRA's interests. Matters that are not time-sensitive shall wait for Board consideration at a regularly scheduled meeting, regardless of dollar amount.

Any action taken under this authority shall be reported to the Board at its next regularly scheduled meeting following the recess, with a written summary of each matter approved, the basis for time-sensitivity, and the associated cost. The Board shall ratify each such action; any action the Board declines to ratify shall be addressed by staff as directed by the Board.

Background

The Board's annual schedule includes a planned summer recess period during which regularly scheduled Board meetings are paused.

Because CRA operations continue during the recess, staff requests limited authority for the Executive Director to act on matters that cannot reasonably wait until the Board reconvenes, while preserving Board review and approval for all other matters. This resolution formally establishes that authority through August 31, 2026, with regular Board meetings and full Board approval authority resuming in September.