



NORTH MIAMI CRA

COMMUNITY REDEVELOPMENT AGENCY

To: North Miami CRA Board

From: Anna-Bo Emmanuel, Esq., FRA-RA
Executive Director

Date: June 23, 2026

Re: **A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FUNDING FOR PRESTIGE CITYVIEW LLC FOR A MIXED USE DEVELOPMENT PROJECT IN THE FORM OF AN INFRASTRUCTURE GRANT NOT TO EXCEED \$17,000,000 TO BE PAID IN FIVE (5) EQUAL ANNUAL INSTALLMENTS COMMENCING IN FISCAL YEAR 2027-2028 AND A TAX INCREMENT RECAPTURE INCENTIVE OF SIXTY FIVE PERCENT (65%) OF PROJECTED CITY AD VALOREM TAX REVENUES FOLLOWING THE DISBURSEMENT OF THE INFRASTRUCTURE GRANT UNTIL THE NMCRA SUNSETS; AUTHORIZING THE EXECUTIVE DIRECTOR AND NMCRA ATTORNEY TO NEGOTIATE AND FINALIZE A TAX INCREMENT RECAPTURE INCENTIVE AND INFRASTRUCTURE GRANT AGREEMENT WITH PRESTIGE CITYVIEW LLC TO PROVIDE FUNDING FOR THE DEVELOPMENT OF A MIXED USE DEVELOPMENT PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE TAX INCREMENT RECAPTURE INCENTIVE AND INFRASTRUCTURE GRANT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE TAX INCREMENT RECAPTURE INCENTIVE AND INFRASTRUCTURE GRANT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

SUMMARY

Prestige CityView, LLC ("Applicant") has submitted an Infrastructure & Tax Increment Recapture Grant Request for consideration for the development of the CityView project located at 12000 NE 14th Avenue. Applicant is requesting \$17,000,000 in infrastructure grant funding and a City TIF rebate of 65% for the life of the NMCRA. Funding will begin in FY 28 to be paid in equal installments over five years. TIF payments will begin only after all infrastructure dollars have been paid, regardless of when the project is put into service. Additionally, Applicant will make up to 18 of its current units available within the NMCRA boundaries, in the following manner:

- 10 units available at execution of the grant incentive agreement,
- 4 units at the payment of the first grant agreement installment
- 4 units at TCO

allowing families to receive rent relief, with the remaining affordable units delivered upon completion of the development.

735 NE 125 St., Ste.100, North Miami, FL 33161 | P: 305.895.9839 | F: 305.895.9822 | NorthMiamiCRA.org

CRA
Board

Alix Desulme, Ed.D.
Chairman

Kassandra Timothe, MPA
Vice-Chair

Kevin A. Burns
Board Member

Mary Estimé-Irvin
Board Member

Pierre F. Charles, M.Ed
Board Member

Anna-Bo Emmanuel Esq.
Executive Director

Steven W. Zelkowitz, Esq.
CRA Attorney

Vanessa Joseph, Esq.
CRA Secretary



BACKGROUND

CityView is a mixed-use development project with 364 residential units, 12% of which will be affordable for the NMCRA. This 12% percent will be distributed as follows:

- 4 units at 60% of AMI
- 14 units at 80% AMI
- 25 units at 120% AMI

There will also be 20,000 sq. ft. of commercial space to be used for restaurants, retail, office, and entertainment. The development will also include a parking garage and public infrastructure improvements to the area. The total project cost is \$24,462,000.

RECOMMENDATION

Staff recommends approval of the resolution.

ATTACHMENT(s)

NMCRA Board Resolution;
Proposal

735 NE 125 St., Ste.100, North Miami, FL 33161 | P: 305.895.9839 | F: 305.895.9822 | NorthMiamiCRA.org

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CRA Attorney

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RESOLUTION NO. 2026 - 20

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FUNDING FOR PRESTIGE CITYVIEW LLC FOR A MIXED USE DEVELOPMENT PROJECT IN THE FORM OF AN INFRASTRUCTURE GRANT NOT TO EXCEED \$17,000,000 TO BE PAID IN FIVE (5) EQUAL ANNUAL INSTALLMENTS COMMENCING IN FISCAL YEAR 2027-2028 AND A TAX INCREMENT RECAPTURE INCENTIVE OF SIXTY FIVE PERCENT (65%) OF PROJECTED CITY AD VALOREM TAX REVENUES FOLLOWING THE DISBURSEMENT OF THE INFRASTRUCTURE GRANT UNTIL THE NMCRA SUNSETS; AUTHORIZING THE EXECUTIVE DIRECTOR AND NMCRA ATTORNEY TO NEGOTIATE AND FINALIZE A TAX INCREMENT RECAPTURE INCENTIVE AND INFRASTRUCTURE GRANT AGREEMENT WITH PRESITIGE CITYVIEW LLC TO PROVIDE FUNDING FOR THE DEVELOPMENT OF A MIXED USE DEVELOPMENT PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE TAX INCREMENT RECAPTURE INCENTIVE AND INFRASTRUCTURE GRANT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE TAX INCREMENT RECAPTURE INCENTIVE AND INFRASTRUCTURE GRANT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the mission of the North Miami Community Redevelopment Agency (the “NMCRA”) is to promote and enhance the quality of life by eliminating and preventing slum and blighted conditions in the Community Redevelopment Area through redevelopment activities and projects pursuant to Part III of Chapter 163, Florida Statutes, known as the Community Redevelopment Act of 1969; and

WHEREAS, the 2023 NMCRA Redevelopment Plan Amendment and the Fourth Amendment to Interlocal Cooperation Agreement between the NMCRA, Miami-Dade County and the City of North Miami (the “City”) require investments in housing initiatives; and

WHEREAS, to remain efficient and effective and fulfill its housing initiative requirements, the NMCRA desires to support the development by Prestige Cityview LLC of a mixed use development project located at 12000 N.E. 14th Avenue, North Miami with 364 residential units, 12% of which will be affordable (4 units at up to 60% of AMI, 14 units at up to 80% of AMI, 25 units at up to 120% of AMI) for the NMCRA, and also 20,000 square feet of commercial space to be used for restaurants, retail, office, and entertainment and know as CityView (the “Project”), which support is in the form of (a) an Infrastructure Grant not to exceed Seventeen Million and 00/100 Dollars (\$17,000,000.00) to be paid in five (5) equal annual installments commencing in Fiscal Year 2027-2028 and (b) a Tax Increment Recapture Incentive of sixty five percent (65%) of projected City ad valorem tax revenues following the

disbursement of the Infrastructure Grant until the NMCRA sunsets for the development of the Project; and

WHEREAS, the Chair and Board Members of the NMCRA desire to (a) approve the funding to Prestige Cityview LLC in the form (i) an Infrastructure Grant not to exceed Seventeen Million and 00/100 Dollars (\$17,000,000.00) to be paid in five (5) equal annual installments commencing in Fiscal Year 2027-2028 and (ii) a Tax Increment Recapture Incentive of sixty five percent (65%) of projected City ad valorem tax revenues following the disbursement of the Infrastructure Grant until the NMCRA sunsets for the development of the Project and (b) authorize the Executive Director and NMCRA attorney to negotiate, finalize and execute a Tax Increment Recapture Incentive Agreement and Infrastructure Grant Agreement with Prestige Cityview LLC to provide the funding for the development of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI 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 Funding. The funding by the NMCRA in the form of (a) an Infrastructure Grant not to exceed Seventeen Million and 00/100 Dollars (\$17,000,000.00) to be paid in five (5) equal annual installments commencing in Fiscal Year 2027-2028 and (b) a Tax Increment Recapture Incentive of sixty five percent (65%) of projected City ad valorem tax revenues following the disbursement of the Infrastructure Grant until the NMCRA sunsets for the development of the Project by Prestige Cityview LLC is hereby approved.

Section 3. Negotiation and Finalization of Tax Increment Recapture Incentive and Infrastructure Grant Agreement. The Executive Director and NMCRA Attorney are hereby authorized to negotiate and finalize a Tax Increment Recapture Incentive Agreement and Infrastructure Grant Agreement with Prestige Cityview LLC to provide funding as set forth above for the development of the Project.

Section 4. Execution of Tax Increment Recapture Incentive and Infrastructure Grant Agreement. The Executive Director is hereby authorized to execute the Tax Increment Recapture Incentive Agreement and Infrastructure Grant Agreement with Prestige Cityview LLC to provide funding as set forth above for the development of the Project.

Section 5. Implementation of Tax Increment Recapture Incentive and Infrastructure Grant Agreement. The Executive Director is hereby authorized to take all action necessary to implement the terms of the Tax Increment Recapture Incentive Agreement and Infrastructure Grant Agreement.

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

PASSED AND ADOPTED by a _____ vote of the Board of the North Miami Community Redevelopment Agency, this 23rd day of June, 2026.

ATTEST:

NORTH MIAMI COMMUNITY
REDEVELOPMENT AGENCY

VANESSA JOSEPH, ESQ.
NMCRA SECRETARY

ALIX DESULME, ED.D.
CHAIR

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

STEVEN W. ZELKOWITZ, P.A.
NMCRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Chair Alix Desulme, Ed.D.
Vice Chair Kassandra Timothe, MPA
Board Member Kevin A. Burns
Board Member Pierre Frantz Charles, M.Ed.
Board Member Mary Estimé-Irvin

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



Tax Increment Recapture & **INFRASTRUCTURE GRANT PROPOSAL**

► Presented to:



NORTH MIAMI CRA
COMMUNITY REDEVELOPMENT AGENCY

735 NE 125 Street
Suite #100
North Miami, FL 33161



City View

A Mixed-Use Housing Development in North Miami



PRESTIGE ESTATES
THE NEW NORTH

PREPARED BY

Achviement Consulting
Group

Larry M. Spring, Jr.
Managing Director

PREPARED BY

T.A.G. Business Consulting,
LLC

Gayle S. McDonald, MBA, FRA-RA
Principal | Business Consultant



June 16, 2026

North Miami Community Redevelopment Agency
735 NE 125 Street
Suite 100
North Miami, FL 33161

Subject: Revised Grant Request – Tax Increment Recapture & Infrastructure Grant

Dear Executive Director,

Prestige Estates is pleased to introduce the CityView development project located at 12000 NE 14th Avenue. This transformative mixed-use and mixed income project will be a first of its kind being developed within the North Miami Transit Station Overlay District.

Prestige Estates is a North Miami based owner-investor operated real estate company engaged in the acquisition, development and management of multi-family apartment buildings in the Miami Metro area, particularly in North Miami and North Miami Beach. The principal Developer-Owner Mr. Elvis Dumervil founded Prestige in 2016, and has developed, renovated and maintained nearly 1,000 rental units.

CityView has been designed to deliver:

- Mixed use development with 364 housing apartments including:
 1. 12% affordable housing units (43 units)
 2. Affordable housing units from 60% to 120% of Area Median Income (AMI)
 3. 20,000 sq. ft. of restaurants, retail, office and entertainment amenities
- Catalyst for redevelopment of industrial area
- Improved public infrastructure to NE 14th Ave
- Encouragement of public transit & walkability
- North Miami resident preference housing opportunities
- Local contractor hiring and capacity building
- Local business attraction for retail and restaurant space



(305) 222-7954



www.gpestates.com
application@gpestates.com



14050 NE 6th Ave, #100,
North Miami, FL 33161



To facilitate the development of the project and achieve the affordability goals, Prestige Estates is requesting approval of a development incentive package that would include an upfront infrastructure grant of **\$17,000,000** and a TIF rebate incentive of 65% of the available increment, to commence following payment of the upfront grant. The CRA grant incentive will be utilized to support reimbursable development costs associated with the project, including the construction of the market rate units necessary to financially support the mixed-income development model, infrastructure improvements, utility laterals, site preparation, parking, and the retail and commercial office components of the project.

As part of the community benefits offering, Prestige Estates will commit to local hiring and contracting opportunities, as well as reserving 12% or 43 of the total units. 4 units will be offered for households earning 60% (AMI), 14 units will be offered for households earning 80% (AMI), and the remaining 25 units will be offered for households earning 120% (AMI).

In addition, because Prestige Estates currently holds available unit inventory within the CRA boundaries, we propose making up to 18 units available prior to the completion of the project: 10 units available at execution of the grant incentive agreement, 4 units at the payment of the first grant agreement installment , and 4 units at TCO allowing families to receive rent relief, with the remaining affordable units delivered upon completion of the development.

Attached please find the completed grant application. We look forward to working with the CRA and bring this transformative project to fruition.

Sincerely,

Elvis Dumervil
Owner/Founder



(305) 222-7954



www.gpestates.com
application@gpestates.com



14050 NE 6th Ave, #100,
North Miami, FL 33161



ABOUT COMPANY

ABOUT US

Prestige Estates is a North Miami-based, owner-investor operated real estate firm specializing in the acquisition, development, and management of multifamily apartment communities throughout the Miami metropolitan area, with a concentrated presence in North Miami and North Miami Beach. Founded in 2016 by Miami native Elvis Dumervil, the company has built a strong reputation for transforming underperforming assets into high-quality residential communities.

Since its early beginnings—marked by the successful repositioning of a 37-unit property in Fort Lauderdale—Prestige Estates has implemented a disciplined “renovate, stabilize, and grow” strategy that has fueled its expansion to nearly 1,000 rental units. The firm emphasizes the delivery of Class A-style amenities and modern living environments that enhance the quality of life for residents while driving long-term asset value.

Operations are supported by a fully integrated, in-house management structure, including executive leadership, operations management, leasing professionals, and dedicated maintenance and groundskeeping teams, ensuring efficiency, responsiveness, and consistent property performance. Committed to both community revitalization and economic impact, Prestige Estates actively employs local residents and invests in the neighborhoods it serves, reinforcing its role as both a real estate operator and a community partner.

12+

Years of Operations

80+

Employees



Elvis Dumervil

FOUNDER & CEO

A former NFL All-Pro defensive end, Dumervil transitioned from professional sports to community development with a clear purpose: to reinvest in the city that raised him—North Miami. Through Global Prestige Estates, he has led the acquisition, rehabilitation, and management of 16 formerly distressed apartment complexes, resulting in nearly 1,000 affordable residential units now available to local families.

Elvis Dumervil is the Founder and Chief Executive Officer of Global Prestige Estates LLC, a South Florida-based real estate development firm focused on revitalizing underserved neighborhoods and expanding access to affordable housing. A former NFL All-Pro defensive end, Dumervil transitioned from professional sports to community development with a mission to reinvest in his hometown of North Miami. His goal is to create sustainable, high-quality housing that restores pride and stability to communities that have long been overlooked.

Dumervil's approach—known as **"The Prestige Way"**—prioritizes people as much as properties. His company employs a local workforce of more than 80 staff and contractors, maintains on-site management for resident engagement, and collaborates closely with city leaders to ensure developments align with community needs. By transforming neglected properties into safe, functional, and beautiful homes, Dumervil continues to drive measurable social and economic impact in North Miami and beyond.

A graduate in Justice Administration, Dumervil combines his educational foundation with a lifelong commitment to service and community betterment. His journey from the NFL to neighborhood revitalization reflects a deep belief in the power of opportunity and reinvestment. Through Global Prestige Estates, he remains dedicated to providing affordable, secure, and inspiring housing for families—building stronger communities, one property at a time.



Introduction

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COMPANY PROFILE



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

Detail by Entity Name

Florida Limited Liability Company
PRESTIGE ESTATES DEVELOPMENT GROUP LLC

Filing Information

Document Number	L22000384856
FEI/EIN Number	92-3815768
Date Filed	09/01/2022
Effective Date	08/30/2022
State	FL
Status	ACTIVE

Principal Address

14050 NE 6TH AVE
SUITE 100
NORTH MIAMI, FL 33161

Mailing Address

14050 NE 6TH AVE
SUITE 100
NORTH MIAMI, FL 33161

Registered Agent Name & Address

POLO PIMENTEL LAW, P.A.
1021 Ives Dairy Road
Suite 115
MIAMI, FL 33179

Address Changed: 04/17/2025

Authorized Person(s) Detail

Name & Address

Title MGR

GP 19 MANAGEMENT LLC
14050 NE 6TH AVE, SUITE 100
NORTH MIAMI, FL 33161

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2023	04/30/2023
2024	04/03/2024
2025	04/17/2025

COMPANY PROFILE

Document Images

[04/17/2025 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/03/2024 -- ANNUAL REPORT](#)

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[04/30/2023 -- ANNUAL REPORT](#)

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[09/01/2022 -- Florida Limited Liability](#)

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Florida Department of State, Division of Corporations



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

COMPANY PROFILE

Generated On: 04/06/2026

PROPERTY INFORMATION

Folio	06-2229-000-0171
Property Address	12200 NE 14 AVE NORTH MIAMI, FL 33161-0000
Owner	PRESTIGE CITYVIEW LLC
Mailing Address	14050 NE 6 AVE STE 100 NORTH MIAMI, FL 33161
Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	4132 LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	14,633 Sq.Ft
Living Area	14,633 Sq.Ft
Adjusted Area	14,609 Sq.Ft
Lot Size	92,122 Sq.Ft
Year Built	1969

ASSESSMENT INFORMATION

Year	2025	2024	2023
Land Value	\$4,606,100	\$4,606,100	\$4,606,100
Building Value	\$100,000	\$100,000	\$328,702
Extra Feature Value	\$72,475	\$72,685	\$72,895
Market Value	\$4,778,575	\$4,778,785	\$5,007,697
Assessed Value	\$4,778,575	\$4,778,785	\$5,007,697

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

29 52 42 2.11 AC M/L
S1/2 OF NE1/4 OF SE1/4 OF SW1/4
LYG E OF FEC R/W LESS N20FT OF
W245FT OF E280FT & LESS S136FT &
LESS E35FT FOR R/W AKA PARCEL B



TAXABLE VALUE INFORMATION

Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,778,575	\$4,778,785	\$5,007,697
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,778,575	\$4,778,785	\$5,007,697
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,778,575	\$4,778,785	\$5,007,697
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,778,575	\$4,778,785	\$5,007,697

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
12/13/2021	\$6,100,000	32907-3186	Qual by exam of deed
08/01/2001	\$1,375,000	19966-1997	Sales which are qualified
08/01/1995	\$750,000	16878-3108	Sales which are qualified
12/01/1990	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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>

ECONOMIC IMPACT & OPERATING STABILIZATION

ECONOMIC IMPACT

CityView Impact to the North Miami CRA

- Prestige is uniquely positioned because they have invested in nearly 800 units within the **North Miami CRA**. Including affordable, workforce, and market rate units.
- Total taxable value CityView: \$127M
- Total taxable value existing inventory: \$91.6M
For a Total Assessed Value of: \$218.7M
- Combined Prestige Estates will contribute \$32.6 million of TIF to the North Miami CRA (Total TIF from all the prestige property investments in the North Miami CRA)
- The CityView project will generate **\$13.4 million** of TIF to the **North Miami CRA**
- As part of the CityView developed community benefits offering, Prestige Estates will make 11 of the 36 affordable units immediately upon execution of the grant agreement.
Estimated value for 3 years is **\$693,792**

ECONOMIC IMPACT & OPERATING STABILIZATION

ECONOMIC IMPACT

CityView Impact to the City of North Miami

1. IMMEDIATE MUNICIPAL REVENUE (PHASE 1 INJECTION)

- Permit & Building Fees: \$1,450,000 (Direct City Revenue)
- Impact Fees (Water/Sewer/Parks/Police): \$4,200,000 (Infrastructure Contribution)
- Initial Construction Capital Spend: \$96,120,000 (Hard Cost Local Velocity)
- TOTAL IMMEDIATE CITY CASH INJECTION: \$5,650,000

2. STABILIZED ANNUAL CASH FLOW & OPERATING PROJECTION

- Gross Potential Rent (GPR): \$10,255,000 (\$2.86/SF Blended Avg.)
- Effective Gross Income (EGI): \$9,742,250 (Includes 5% Vacancy/Loss)
- Operating Expenses (OpEx): (\$2,435,500) (Targeting \$6,700/Door)
- Net Operating Income (NOI): \$7,866,750 (Stabilized Year 3)
- Annual Property Tax Increment (TIF): \$2,878,000 (New annual tax base)

3. THE "CRA PAYBACK" & LOCAL VELOCITY

- Projected Break-Even Point (ROI): 5.8 Years (City recovers \$17M Grant via Fees/TIF)

- Annual Tenant Local Spending: \$9,800,000 (Projected discretionary spend in North Miami)

- Annual Franchise/Utility Fees: \$380,000 (Recurring revenue to City)

- Portfolio Synergy: Immediate 80% AMI unit availability within the existing 18-building Prestige

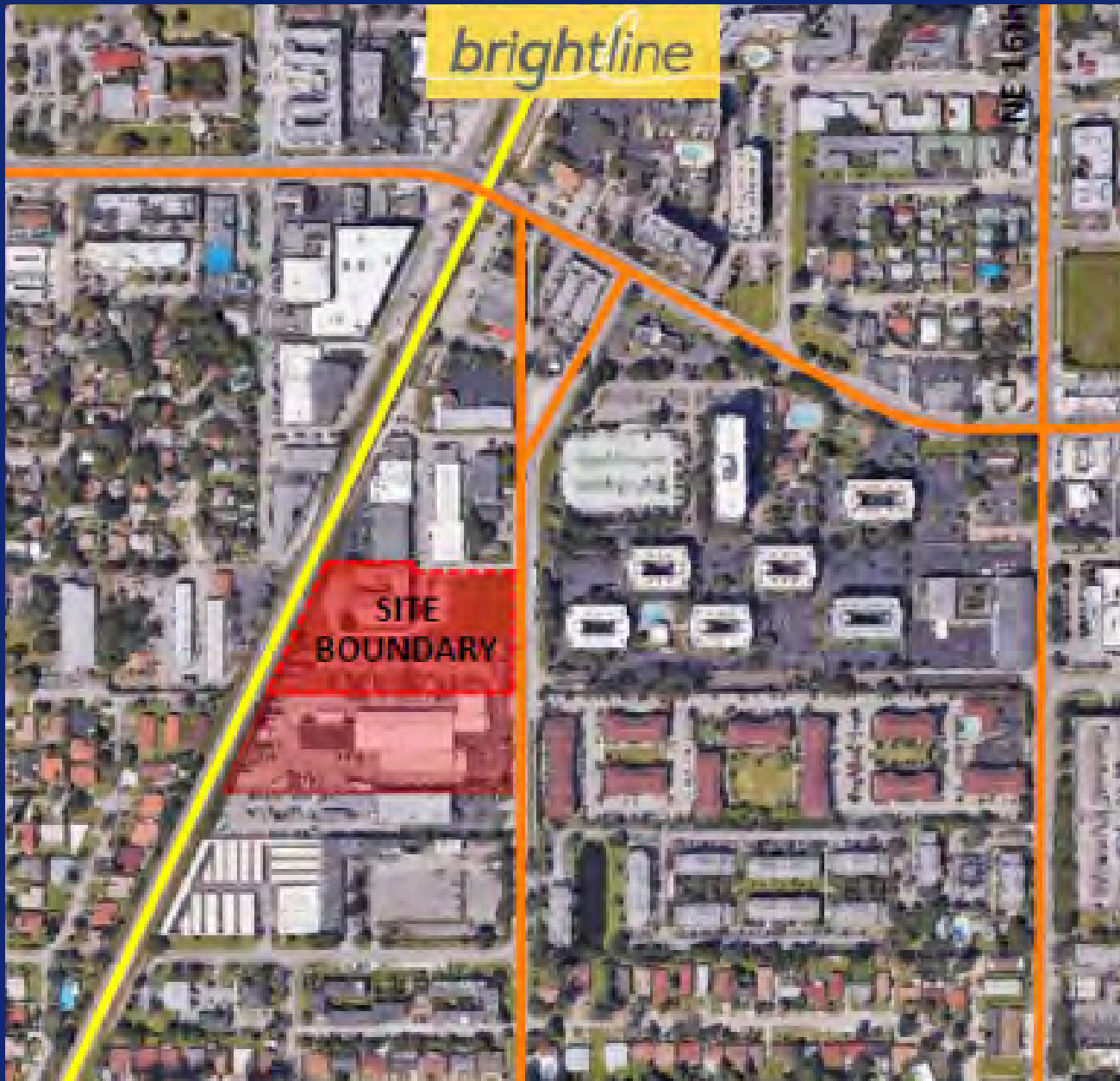
Portfolio Synergy: Immediate 80% AMI unit availability within the existing 18-building Prestige

- \$17M Grant isn't a "gift"—it's a loan they pay back to themselves in less than 6 years through

the \$5.6M in fees and the new \$2.8M annual tax stream.

- The Cash Flow Anchor: By showing a \$7.8M NOI, you prove to the CRA that the project is "Institutional Grade" and will not fail, protecting the City's investment.

Address: 12200 NE 14th Avenue, North Miami, FL 33161



- 3.9 acres with vacant land and industrial uses
- Located in the city's urban core next to Biscayne Blvd and NE 123 Street
- Mixed-use development with 364 housing apartments including:
 - 10% affordable housing units (36 units)
 - Affordable housing units at 80% and 120% of Area Median Income
- Catalyst for redevelopment of industrial area
- Improved public infrastructure to NE 14th Ave
- Encouragement of public transit & walkability



ZONING MAP
N.T.S.

M.L.S.

LOCATION MAP
N.T.S.

N.T.S.

LEGAL DESCRIPTION:

PARCEL 1:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 32 SOUTH, RANGE 42 EAST, LIVING EAST OF FLORIDA EAST COAST RAILWAY, RIGHT OF WAY, LESS THE NORTH 20 FEET OF THE WEST 245 FEET OF THE EAST 280 FEET, LESS THE SOUTH 13.00 FEET, AND ALSO LESS THE EAST 35 FEET THEREOF, LYING AND BEING IN WAlAHADA COUNTY, FLORIDA.

PARCEL 2

THE SOUTH 3/4 FEET OF THE FOLLOWING DESCRIBED PARCEL, OF LAND, THE SOUTH 1/2 OF THE NORTH-EAST 1/4 OF THE SOUTH-EAST 1/4 OF THE SOUTH 1/2 OF SECTION 28, TOWNSHIP 52 SOUTH, RANGE 42 EAST, LIVING EAST OF FLORIDA EAST COAST RAILWAY RIGHT OF WAY, LESS THE NORTH TWENTY FEET OF THE WEST TWO HUNDRED AND FORTY FIVE FEET OF THE EAST TWO HUNDRED AND EIGHTY FEET AND ALSO LESS THE EAST TWENTY FIVE FEET THEREOF;

PROPERTY ADDRESS AND FOLIO:

(BASED ON WINNER PROVIDED SURVEY INFORMATION)
PROPERTY ADDRESS:

12200 NE 14TH AVE, NORTH MIAMI, FL 33161.

06-22289-000-0171

06-22228-000-0175

ASPR

PROJECT NO.	REV.	DATE
DESIGNED BY	1	
CHECKED BY	2	
DRAWN BY	3	
CORRECTED BY	4	
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PRESTIGE CITY VIEW

NORTH MIAMI, FL



CAYMARES MARTIN
ARCHITECTURE & ENGINEERING DESIGN, INC.
5001 SW 74th Ct # 100, Miami, FL 33155
contacto@caymaresmartin.com
305 669 5040



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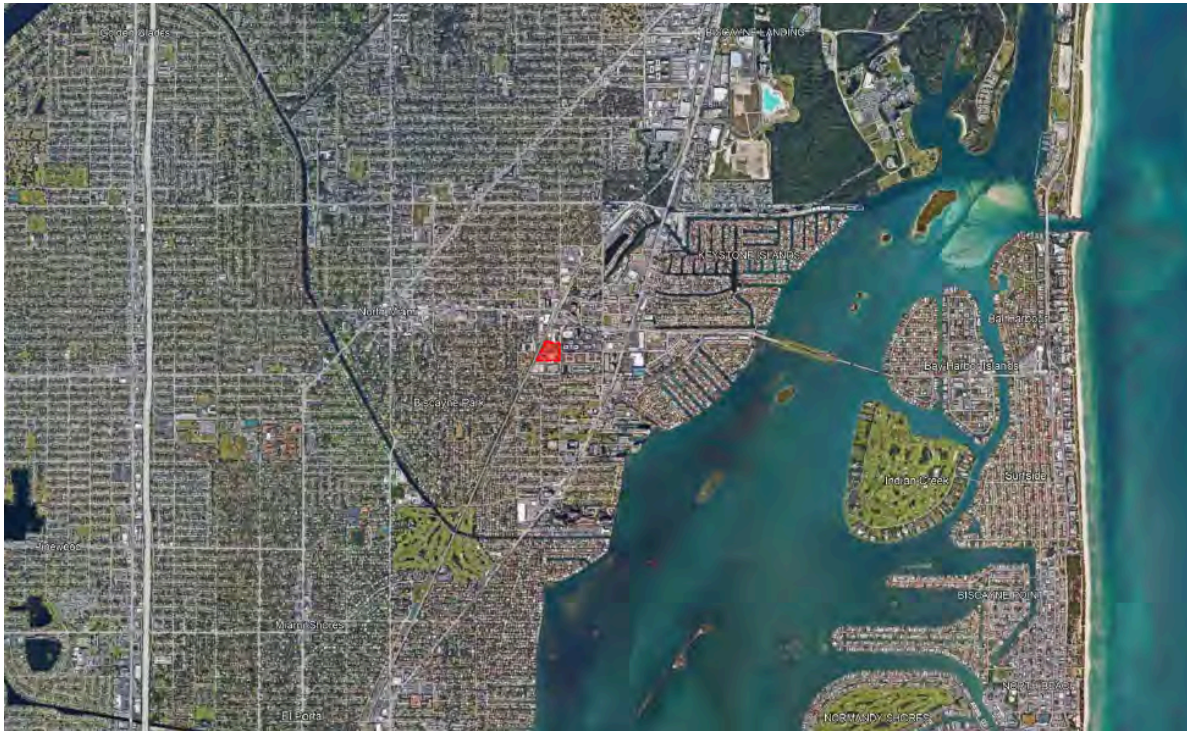
SHEET 03



Page 13

Aerial Photo

AERIAL IMAGES



Aerial Photo



PARKING CALCULATION						
REQUIRED AND REQUESTED - NORMAL	REQUIREMENT	UNITS COUNT	FACTOR	MIN. REQ.	PS IMPROVED	
		RESIDENTIAL				
DEVELOPMENT	1.5 PER UNIT	304	1.5	348		
VISITORS	5% OF PRGCD UNITS	646	0.05	27.3		
				57.3		
		COMMERCIAL				
CLASS OFFICE	1 PER 500 SF	5.07		17.26		
		NCPS REQUIRED (INCL. DEDUCTIBLE)				
RESIDENTIAL	25% OF TOTAL REQD	57.3	0.02	11.5		12
COMMERCIAL	1 TO 25 PPS = 1	17.1		1		1
LOADING BERTH	400 SF/ 25,000 SF = 1 SPACE	46.46 SF	25,000 SF	1 (10/25)		4 (10/25)
	DEDUCTED 25,000 SF - 1 SPACE			1 (10/25)		
BEFORE IMPROVEMENT	300 TO 500 TRIPS PER 16			16		16
TOTAL PARKING REQUIRED				560.4 PPS		
SHARED PARKING BY USER AND TIME (SEC. 5-1012.11)				574.2 PPS		
10% PARKING REDUCTION FOR VISITOR VEHICLES PER N.M.M.U.M CODE OF ORDINANCES SEC.5-1017.11.1				516.8 PPS		
				555.76		

SHARED PARKING BY USE AND TIME (SEC 5-1403 H)						
USES	NIGHT		WEEKEND		WEEKEND	
	7:00 AM - 7:00 AM	7:00 AM - 8:00 PM	8:00 PM - 12:00 AM	7:00 AM - 8:00 PM	8:00 PM - 12:00 AM	
Lobbies	12,000 sq. ft.					
RECREATIONAL	100%	60%	60%	60%	60%	
	9713	3448	4036	3918	3918	
OFFICE/INDUSTRIAL	5%	100%	100%	100%	100%	
	83	1718	1718	1718	1718	
TOTAL # PARKING REQUIRED	5742	3861	5912	4036	5918	

TOTAL RENTABLE AREA CALCULATED							
FLOOR LEVEL	LOBBIES & CORRIDORS	LEADING OFFICE SPACE/TIME SHED	CONVENTION CENTER	ADJUNCTS RETAIL	RESIDENTIAL AREA	DINING & ELEVATORS	SUPPORT
GROUNDFLOOR	10,161	5,127	725	7,955	21,795	1,399	2,943
2ND FLOOR	6,187				38,697	1,399	725
3RD FLOOR	6,187				42,302	1,399	725
4TH FLOOR	6,187				42,302	1,399	725
5TH FLOOR	6,187				42,302	1,399	725
6TH FLOOR	6,187				42,302	1,399	725
7TH FLOOR	6,187				42,302	1,399	725
8TH FLOOR	6,187				42,302	1,399	725
ROOF FLOOR							
TOTAL AREA	53,110	5,127	725	7,955	318,641	14,912	7,633
RENTABLE AREA							344,795

PROPOSED PARKING/BREAKDOWN									
FLOOR	REQ. PS	STREET PS	TACUM PS	HCS PS	TOTAL PS				
LEVEL	EXTRA	STREET	COUL STREET	EXTRA					
GROUND FLOOR	61	11	12		84				
1ST FLOOR	81		30	3	114				
2ND FLOOR	81		30	3	114				
3RD FLOOR	79		36	2	117				
4TH FLOOR	79		36	2	117				
TOTAL PS	266	11	146	13	535				
TOTAL PROPOSED					535				
283									
TOTAL UNIT BREAKDOWN									
APARTMENTS	STUDIO	1B-1B	1B-2B/3	1B-3B	2B-2B/3	TOTAL			
UNITS	(725 sq ft)	CLASSIC (725 sq ft)	CLASSIC (860 sq ft)	CLASSIC (1,030 sq ft)	CLASSIC (1,030 sq ft)	UNITS			
1ST FLOOR	3	2	6	9	5	25			
2ND FLOOR	3	8	12	10	13	44			
3RD FLOOR	2	8	12	10	14	46			
4TH FLOOR	2	8	12	10	14	46			
5TH FLOOR	2	8	12	10	14	46			
6TH FLOOR	2	8	12	10	14	46			
7TH FLOOR	2	8	12	10	14	46			
8th FLOOR	2	8	12	10	14	46			
TOTALS	17	61	50	79	102	384			
	5%	17%	25%	22%	28%	105%			
UNIT AREA REQUIREMENT = 200 SQ. FT.									

PROJECT NO.	REV.	DATE
DESIGNED BY	0.M.	1
DRAWN BY	0.M.	2
CHECKED BY	0.M.	3
ISSUE DATE	11-07-2024	4
DRAWING SCALE	AS SHOWN	5



PRESTIGE CITY VIEW



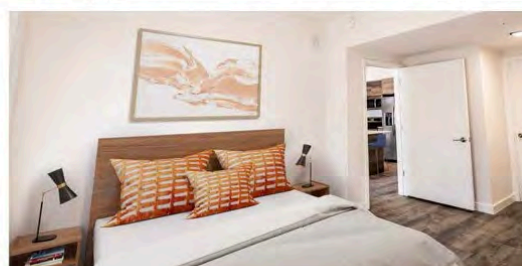
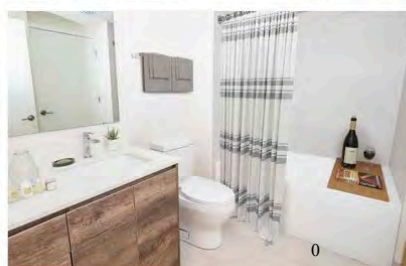
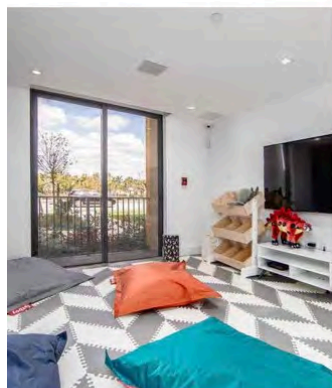
CAYMARES MARCHETTI
ARCHITECTURE & ENGINEERING
5001 SW 74th Ct # 100, Miami, FL 33155
contacto@caymaresmarchetti.com
305 669 5040





Unit Features

- Open floor plans
- Wood-style flooring
- Stone countertops
- Stainless steel appliances
- Contemporary cabinets
- Porcelain tiles in bathrooms
- Washer and dryer in all units
- Designer plumbing & light fixtures





CFN 2021R0940856
 OR BK 32907 Pgs 3186-3188 (3Pgs)
 RECORDED 12/15/2021 15:45:05
 DEED DOC TAX \$36,600.00
 SURTAX \$27,450.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:

Carlton Fields, P.A.
 2 MiamiCentral
 700 NW 1st Avenue
 Suite 1200
 Miami, Florida 33136
 Attn: Brian A. Hart, Esq.

AND AFTER RECORDING RETURN TO:

Polo Pimentel Law, P.A.
 175 SW 7th Street, Suite 1900
 Miami, FL 33130

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective this 13th day of December, 2021, by MKR Properties, a Florida limited liability company ("**Grantor**"), whose mailing address is 475 10th Avenue, 2nd Floor, New York, NY 10018 in favor of Prestige CityView LLC, a Florida limited liability company, whose mailing address is 14050 NE 6th Ave, Suite 100 North Miami, FL 33161.

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in Miami-Dade County, Florida which is more particularly described in Exhibit "A" attached hereto and made a part hereof ("**Property**").

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and

TO HAVE AND TO HOLD, the same in fee simple forever.

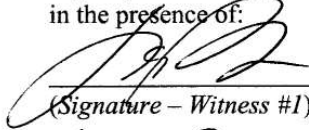
AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property and Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other, and that the Property is free of all encumbrances, except real estate taxes for the year 2022 and subsequent years, zoning and other regulatory laws and ordinances affecting the Property, and easements, reservations, covenants and restrictions of record (which is not deemed to reimpose same).

[SIGNATURE AND NOTARY APPEAR ON FOLLOWING PAGE]

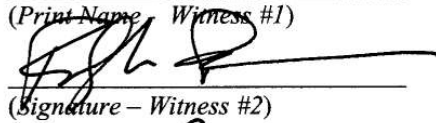
3



Signed, sealed and delivered
in the presence of:


(Signature – Witness #1)

Lisa Barone
(Print Name – Witness #1)


(Signature – Witness #2)

RALPH PETROSINO
(Print Name – Witness #2)

MKR PROPERTIES, LLC, a Florida limited
liability company


Robert N. Holst, as Manager

STATE OF NEW YORK
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 10 day of December 2021, by Robert N. Holst, as Manager of
MKR PROPERTIES, LLC, a Florida limited liability company, on behalf of the company. He is
☒ personally known to me or ☐ produced _____ as identification.



[Affix Notary Seal]


Notary Public – State of New York

Peter C. Oberlink
Print Name of Notary

My Commission expires: 04/28/2022

PETER C. OBERLINK
NOTARY PUBLIC-STATE OF NEW YORK
No. 010B5025313
Qualified In New York County
My Commission Expires 04-28-2022

Signature and Notary Page
Special Warranty Deed



EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

The South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4, of Section 29, Township 52 South, Range 42 East, lying East of Florida East Coast Railway Right of Way, less the North 20 feet of the West 245 feet of the East 280 feet, less the South 136.00 feet and also less the East 35 feet thereof, lying and being in Miami-Dade County, Florida.

A-1

127946788.1

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that the foregoing is a true and
correct copy of the original on file in this
office April 14 AD 20 26
Juan Fernandez-Barquin Clerk of Courts and Comptroller
Deputy Clerk /s/ Juan Fernandez-Barquin





CFN 2022R0179861
DR BK 33047 Pgs 4258-4259 (2Pgs)
RECORDED 03/03/2022 15:51:46
DEED DOC TAX \$60,000.00
SURATAX \$45,000.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Record and Return to:
Emerson E. Pimentel, Esq.
Polo Pimentel Law, P.A.
18851 N.E. 29th Ave, Suite 700
Aventura, FL 33180
Phone: 305-714-5304

Prepared by:
Stephan L. Cohen
Attorney at Law
Stephan L. Cohen, P.A.
20801 Biscayne Boulevard Suite 400
Aventura, FL 33180
305-792-9777
File Number: 22-WD0203
Will Call No.:

Parcel Identification No. 30-2229-074-0010

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 24 day of **February, 2022** between **Savits Enterprises III, Inc., a Florida corporation** whose post office address is **12555 Biscayne Blvd., PMB 455, North Miami, FL 33181** of the County of **Miami-Dade, State of Florida**, grantor*, and **Prestige CityView III LLC, a Florida limited liability company**, whose post office address is **14050 NE 6th Avenue, Suite 100, North Miami, FL 33161** of the County of **Miami-Dade State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida**, to-wit:

Lot 1, in Block 1, of Crippen Industrial Subdivision, according to the plat thereof as recorded in Plat Book 87, Page 62, Public Records of Miami-Dade County, Florida.

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without serving to reimpose same.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

DoubleTime®



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Sign: [Signature]
Witness #1 Print Name: Andria E. Canals

Savits Enterprises III, Inc., a Florida corporation
By: [Signature]
Christopher Savits, President

Witness #2 Sign: [Signature]
Witness #2 Print Name: HANIO JARAMA

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of February, 2022 by Christopher Savits, President of Savits Enterprises III, Inc., a Florida corporation, on behalf of the corporation. He/she ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: Andria E. Canals
My Commission Expires: 06/04/2024





CONTACT US



Phone Number:
(305) 222-7954



Website:
www.gpestates.com



Location:
**14050 NE 6th Avenue, Office
100, North Miami, FL 33161**