

**PUBLIC NOTICE OF DISPOSITION OF PROPERTY BY THE OMNI
REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY FOR
APPROXIMATELY 4,208 SQUARE FEET OF COMMERCIAL SPACE CONSISTING
OF TWO (2) RETAIL BAYS AND A RESTAURANT SPACE IDENTIFIED BY FOLIO:
01-3125-100-0010 LOCATED AT 2035 NORTH MIAMI AVE., MIAMI, FL, 33127**

Notice is hereby given pursuant to Section 163.380(3)(a), Florida Statutes, that the Omni Redevelopment District Community Redevelopment Agency (“Omni CRA” or “CRA”), tenant of the real property located at 2035 North Miami Ave., Miami, FL 33127, consisting of two (2) adjoining retail bays identified as “Retail 1” and “Retail 2,” totaling approximately 2,573 square feet and restaurant space totaling approximately 1,635 square feet, for an aggregate approximate total of 4,208 square feet, as shown and positioned in Exhibit “A” (“Property”), is declaring its intent to sublease its interest in the Property, currently owned by Wynwood Works, LLC and being leased from Wynwood Works Manager, LLC on or after May 29, 2026. The spaces are located on the ground floor of a 12-story building comprising of 120 residential units and additional retail space.

Pursuant to Section 163.380(3)(a), Florida Statutes, prior to disposition of any real property or interest therein in a community redevelopment area, the Omni CRA shall give public notice of such proposed disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to sell, lease, or otherwise transfer real property thereto. The advertisement must invite proposals from, and make all pertinent information available to, private redevelopers or any persons interested in undertaking to redevelop or rehabilitate the community redevelopment area or any part thereof. Such notice shall identify the properties and shall state that proposals must be made by those interested within 30 days after the date of publication of the notice, and that such further information as is available may be obtained at the location designated in the notice. The Omni CRA shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out. The Omni CRA may negotiate with any persons for proposals for the conveyance or lease of any real property acquired by it in the community redevelopment area. The Omni CRA may accept such proposals as it deems to be in the public interest and in furtherance of Chapter 163, Part III, Florida Statutes.

Further, Section 163.380(2), Florida Statutes, requires that such real property or interest shall be conveyed at a value determined to be in the public interest for uses in accordance with the Community Redevelopment Plan and in accordance with such reasonable disposal procedures as the local government or the community redevelopment agency may prescribe.

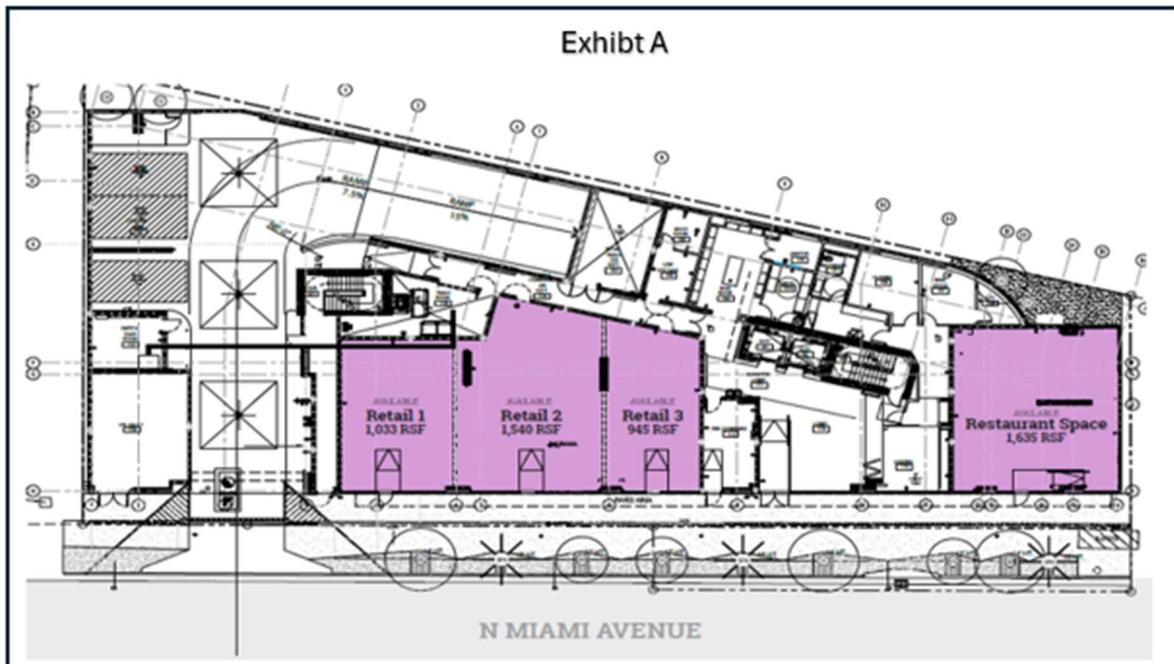
The Omni CRA is seeking proposals from established restaurateurs, or any persons interested in undertaking the sublease of a restaurant in the Redevelopment Area, and proposals from any persons interested in undertaking the sublease of the adjoining bays identified as Retail 1 and Retail 2 as shown in Exhibit “A.”. Subject to the approval of the Omni CRA Board of Commissioners, the Omni CRA will enter into a sublease agreement with the successful Proposer for an initial term of five (5) years, with options for renewal, provided that any such renewal is subject to the Omni CRA securing a corresponding renewal under its own lease

agreement with Wynwood Works Manager, LLC. Specific terms of the sublease agreement are to be determined and are negotiable.

In determining that the lease value of the real property is in the public interest and that the proposed use is in compliance with the Community Redevelopment Plan, the Omni CRA will take into account and give consideration to:

1. The long-term benefits to be achieved by the Omni CRA based on the proposed use when compared to any potential short-term losses or costs in the sub-lease of such real property; and
2. The appraised sub-lease value; and
3. The uses provided for in the community redevelopment plan and any other pertinent redevelopment or land use plans; and
4. The restrictions upon the property, and any covenants, conditions, and obligations assumed by the sub-lessee of the property. Sub-lease of this property shall benefit the Omni Community Redevelopment Area; and
5. The objectives of the plan for the prevention of the recurrence of slum or blighted areas.

In the event the sub-lease price of the real property is less than the appraised sub-lease value, such disposition requires the approval of the governing body of the municipality which approval may only be given following a duly noticed public hearing. Further the Omni CRA may provide in any instrument of conveyance to a private purchaser that such purchaser is without power to sub-lease or otherwise transfer the real property without the prior written consent of the community redevelopment agency. The community redevelopment agency may require other covenants as part of the conveyance process.



Any party interested in sub-leasing the Property for the purposes of operating a restaurant and/or sub-leasing the adjoining bays identified as Retail 1 and Retail 2 is hereby notified that sealed proposals to sub-lease said Property must be received on or **before 4:00 p.m. Eastern Standard Time on April 13, 2026**. Any responses received after the above date and time, or delivered to a different address or location, will not be considered. Respondents can find this notice on the Omni CRA's website at <https://omnicra.com/> or in the alternative, may submit One (1) original complete proposal package, one (1) duplicate copy of said package and One (1) flash drive copy, to the City of Miami City Clerk's Office, 3500 Pan American Drive, Miami, Florida 33133 – Attention: Andre Simpson, Omni Community Redevelopment Agency, 1401 North Miami Avenue, 2nd Floor, Miami, Florida 33136 on or before the due date stipulated above. All packages shall be clearly marked “**COMMERCIAL SPACE FOR LEASE -2035 NORTH MIAMI AVE., MIAMI, FL 33127.**” The Omni CRA will not be responsible in the event the U.S. Postal Service or any other courier system fails to deliver any package by the above referenced deadline. Late submissions shall not be accepted. Any such offer must include a description of the proposed uses for sub-lease on the property, and documentation of the legal ability of the proposer, and availability of funding to enter into the sub-lease agreement. Conditions of acceptance of any such proposals may include a right to terminate. The Omni CRA may further negotiate terms and conditions of the purchase of the property. The Omni CRA may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of Chapter 163, Part III, Florida Statutes. Further information as may be available regarding the foregoing may be reviewed at <https://omnicra.com/> or by e-mailing omnicra@miamigov.com.

The Property will be delivered as a grey-box and is being sub-leased in its current condition. The successful Proposer will be responsible for obtaining all permits, licenses, approvals, and Certificate of Use related to the buildout and of the Property.

Interested parties may change its Proposal by submitting a new Proposal. Other than scrivener's errors or other non-material errors that serve the Omni CRA's best interest once revised, no changes to a Proposal will be accepted after the Proposal Due Date. A Proposal shall be irrevocable unless written notice is submitted to the City of Miami City Clerk's Office at the address identified herein. The withdrawal letter shall be on company letterhead and signed by an authorized agent of the Proposer.

Property Appraiser's Parcel Identification Number: 01-3125-100-0010

Any person who decides to appeal any decision made by any board, agency or council with respect to any matter considered at such meetings or hearings will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. Any person requiring a special accommodation at these meetings because of a disability or physical impairment should contact the City Clerk at (305) 250-5360 at least 48 hours before the date of the scheduled hearing.

Please direct any questions concerning this Public Notice to the Omni CRA. The email address is omnicra@miamigov.com. The phone number is (305) 679-6868.

The Redevelopment Plan may be obtained from the Omni CRA office at 1401 North Miami Ave, 2nd Floor, Miami, Florida 33136, or from the Omni CRA webpage at: omnicra.com.

A non-mandatory pre-submittal meeting will be held at the restaurant location at 2035 North Miami Ave., Miami, FL 33127 on **February 26, 2026, at 10:00 AM to 12:00PM**. It is the sole responsibility of all proposers to ensure the receipt of any addenda, and it is recommended that proposers periodically check the Omni CRA webpage for updates and the issuance of addenda.

The Omni CRA reserves the right to accept any responses deemed to be in the best interest of the Omni CRA, to waive any minor irregularities, omissions, and/or technicalities in any responses, or to reject any or all responses and to re-advertise for new responses as deemed necessary by the Omni CRA without notice.

For more information, please contact the Omni CRA office at (305) 679-6868.