



**NORTH MIAMI PLANNING COMMISSION AGENDA**  
**Tuesday, February 9, 2016 7:00PM**  
**Council Chambers**  
**776 NE 125<sup>th</sup> Street, North Miami, FL 33161**

**I. ASSEMBLY AND ORGANIZATION:**

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call of Board Members
- D. Amendments to the Agenda

**II. APPROVAL OF MINUTES: January 5, 2016**

**III. COMMUNICATIONS: None**

**IV. CONTINUED PUBLIC HEARINGS:**

PC 01-16:

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE EXECUTION OF THE CAMPUS DEVELOPMENT AGREEMENT, IN SUBSTANTIALLY THE ATTACHED FORM, BETWEEN THE CITY OF NORTH MIAMI AND THE FLORIDA INTERNATIONAL UNIVERSITY BOARD OF TRUSTEES, IN ACCORDANCE WITH SECTION 1013.30, FLORIDA STATUTES (2015); PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

- 1. Staff Report
- 2. Commission Action

**V. PUBLIC HEARINGS:**

PC 20-15:

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE VACATION, ABANDONMENT AND SALE OF A PORTION OF A CITY OWNED RIGHT-OF-WAY FOR NW 13TH AVENUE, MEASURING 114 FEET LONG AND 60 FEET WIDE, LYING IMMEDIATELY NORTH OF NW 119TH STREET, BETWEEN BLOCKS 17 AND 32 OF SUNKIST GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; FURTHER AUTHORIZING THE INTERIM CITY MANAGER TO NEGOTIATE THE SALE OF THE SUBJECT PORTION OF THE RIGHT-OF-WAY, IN ACCORDANCE WITH CHAPTER 29, ARTICLE 3, DIVISION 9, OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, AND TO TAKE ALL NECESSARY STEPS TO EFFECTUATE THE CONVEYANCE; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

- 1. Staff Report
- 2. Commission Action

PC 02-16:

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A TENTATIVE PLAT REQUEST FROM CRP/WESTPORT SELF STORAGE 125TH, LLC, D/B/A U.S. STORAGE CENTERS, TO CONSOLIDATE FOUR (4) ADJACENT PARCELS (SPECIFICALLY IDENTIFIED BY MIAMI-DADE COUNTY FOLIO NUMBERS 06-2229-042-0190, 06-2229-042-0220, 06-2229-042-0222, AND 06-2229-042-0240) INTO ONE (1) SINGLE PARCEL WITH ONE (1) SINGLE FOLIO NUMBER, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-802 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, AND CHAPTER 28, SECTION 28-7 (B) OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

- 1. Staff Report
- 2. Commission Action

PC 03-16:

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE DESIGNATION OF THE COMMERCIAL AREAS ALONG NW 7TH AVENUE BETWEEN NW 119<sup>TH</sup> STREET TO NW 135<sup>TH</sup> STREET AS A 'CHINATOWN CULTURAL ARTS AND INNOVATION DISTRICT'; FURTHER AUTHORIZING THE INTERIM CITY MANAGER TO DO ALL THINGS NECESSARY TO CREATE A MASTER PLAN TO SERVE AS A DESIGN GUIDE TO ENSURE THE FUTURE GROWTH OF THE SUBJECT AREA; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

- 1. Staff Report
- 2. Commission Action

**VI. COMMITTEE REPORTS: None**

**VII. OLD BUSINESS: None**

**VIII. NEW BUSINESS: None**

**IX. ADJOURNMENT**

Interested parties may appear at the meeting and be heard with respect to the matter. Any person wishing to appeal the recommendations of the Planning Commission will need a verbatim record of the meetings proceedings, which record includes the testimony and evidence upon which the appeal is to be based (Chapter 286.0105 F.S.) In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Community Planning & Development Department no later than four (4) days prior to the proceeding. Telephone (305) 893-6511, Ext. 12159, for assistance. If hearing impaired, telephone our TDD line at (305) 893-7936 for assistance.



**NORTH BAY VILLAGE  
NOTICE OF PUBLIC HEARING**

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD ITS REGULAR MEETING ON **FEBRUARY 11, 2016 AT 7:30 PM. OR AS SOON AS POSSIBLE THEREAFTER. AT VILLAGE HALL, 1666 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA.** DURING THIS MEETING, THE BOARD WILL CONSIDER THE FOLLOWING REQUEST AND SUBMIT A RECOMMENDATION TO THE VILLAGE COMMISSION:

1. APPLICATIONS BY ISLES OF DREAMS, LLC CONCERNING PROPERTY LOCATED AT 1415 KENNEDY CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, FOR THE FOLLOWING:

A. A ONE YEAR RENEWAL OF RESOLUTION NO. 2014-16 FOR A SPECIAL USE EXCEPTION PURSUANT TO SECTIONS 152.030(C)(3) AND 152.098 OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A MIXED-USE COMMERCIAL STRUCTURE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT. RENEWAL TO BE EFFECTIVE FOR ONE YEAR FOLLOWING THE APPROVAL OF THE RENEWAL BY THE VILLAGE COMMISSION.

B. A ONE YEAR RENEWAL OF RESOLUTION NO. 2014-17 APPROVING DEVELOPMENT ACCORDING TO BAY VIEW OVERLAY STANDARDS PURSUANT TO SECTION 152.032(A)(3) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES. RENEWAL TO BE EFFECTIVE FOR ONE YEAR FOLLOWING THE APPROVAL OF THE RENEWAL BY THE VILLAGE COMMISSION.

C. A ONE YEAR EXTENSION OF RESOLUTION NO. 2014-18 APPROVING SITE PLANS PURSUANT TO SECTIONS 152.105(C)(9) AND 152.030(C)(3) OF THE NORTH BAY VILLAGE CODE OF ORDINANCES FOR DEVELOPMENT OF A 237 UNIT, 32 STORY MIXED-USE STRUCTURE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT.

INTERESTED PERSONS ARE INVITED TO APPEAR AT THIS MEETING OR BE REPRESENTED BY AN AGENT OR TO EXPRESS THEIR VIEWS IN WRITING ADDRESSED TO THE PLANNING & ZONING BOARD, C/O THE BUILDING & ZONING CLERK, 1666 KENNEDY CAUSEWAY, #300, NORTH BAY VILLAGE, FL 33141.

THE DOCUMENTS PERTAINING TO THIS PUBLIC HEARING MAY BE INSPECTED AT THE OFFICE OF THE VILLAGE CLERK DURING REGULAR WORKING HOURS AT 1666 KENNEDY CAUSEWAY, #300. INQUIRIES MAY BE DIRECTED TO THAT DEPARTMENT AT (305) 756-7171.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION BY THE VILLAGE COMMISSION WITH RESPECT TO THIS OR ANY MATTER CONSIDERED AT ITS MEETING OR ITS HEARING, SUCH PERSON MUST ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE VILLAGE FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT (305) 756-7171 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

**YVONNE P. HAMILTON, CMC  
VILLAGE CLERK**

(January 26, 2016)



**NORTH MIAMI PLANNING COMMISSION AGENDA**

Thursday, February 9, 2016 7:00PM  
Council Chambers  
776 NE 125<sup>th</sup> Street, North Miami, FL 33161

**I. ASSEMBLY AND ORGANIZATION:**

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call of Board Members
- D. Amendments to the Agenda

**II. APPROVAL OF MINUTES:** January 5, 2016

**III. COMMUNICATIONS:** None

**IV. CONTROVERSIAL PUBLIC HEARINGS:**

**PC-2016:** A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE EXERCISE OF THE CAMBOS DEVELOPMENT AGREEMENT, IN SUBSTANTIALLY THE ATTACHED FORM, BETWEEN THE CITY OF NORTH MIAMI AND THE FLORIDA INTERNATIONAL UNIVERSITY BOARD OF TRUSTEES, IN ACCORDANCE WITH SECTION 104.30, FLORIDA STATUTES (2015); PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.  
1. Staff Report  
2. Commission Action

**V. PUBLIC HEARINGS:**

**PC-2016:** A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE VACATION, ABANDONMENT AND SALE OF A PORTION OF A CITY OWNED RIGHT-OF-WAY FOR NW 13TH AVENUE, MEASURING 114 FEET LONG AND 66 FEET WIDE, LYING IMMEDIATELY NORTH OF NW 19TH STREET, BETWEEN BLOCKS 17 AND 32 OF SINKST GROVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FURTHER AUTHORIZING THE INTERIM CITY MANAGER TO NEGOTIATE THE SALE OF THE SUBJECT PORTION OF THE RIGHT-OF-WAY IN ACCORDANCE WITH CHAPTER 28, ARTICLE 3, DIVISION 9, OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, AND TO TAKE ALL NECESSARY STEPS TO EFFECTUATE THE CONVEYANCE, PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.  
1. Staff Report  
2. Commission Action

**PC-2016:**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A TENTATIVE PLAT REQUEST FROM CREEVESTPORT SELF STORAGE 125TH, LLC, DB/A U.S. STORAGE CENTERS, TO CONSOLIDATE FOUR (4) ADJACENT PARCELS (SPECIFICALLY IDENTIFIED BY MIAMI-DADE COUNTY FOLIO NUMBERS 06-2229-042-0190, 06-2229-042-0220, 06-2229-042-0222, AND 06-2229-042-0240) INTO ONE (1) SINGLE PARCEL WITH ONE (1) SINGLE FOLIO NUMBER, IN ACCORDANCE WITH ARTICLE 3, DIVISION 3, SECTION 3-492 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, AND CHAPTER 28, SECTION 28-71(B) OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.  
1. Staff Report  
2. Commission Action

**PC-2016:**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE DESIGNATION OF THE COMMERCIAL AREAS ALONG NW 7TH AVENUE BETWEEN NW 119<sup>th</sup> STREET TO NW 135<sup>th</sup> STREET AS A CHINATOWN CULTURAL ARTS AND INNOVATION DISTRICT; FURTHER AUTHORIZING THE INTERIM CITY MANAGER TO DO ALL THINGS NECESSARY TO CREATE A MASTER PLAN TO SERVE AS A DESIGN GUIDE TO ENSURE THE FUTURE GROWTH OF THE SUBJECT AREA; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.  
1. Staff Report  
2. Commission Action

**VI. COMMITTEE REPORTS:** None

**VII. OLD BUSINESS:** None

**VIII. NEW BUSINESS:** None

**IX. ADJOURNMENT**

Interested parties may appear at the meeting and be heard with respect to the matter. Any person wishing to appeal the recommendations of the Planning Commission will need a verbatim record of the meetings proceedings, which record includes the testimony and evidence upon which the appeal is to be based (Chapter 286.0105 F.S.). In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in this proceeding should contact the Community Planning & Development Department no later than four (4) days prior to the proceeding. Telephone (305) 893-0311, Ext. 12159, for assistance. If hearing updated, telephone our TDD line at (305) 893-7936 for assistance.

MINUTES  
 NORTH MIAMI PLANNING COMMISSION  
 7:00 P.M.  
 Tuesday, January 5, 2016  
 COUNCIL CHAMBERS

The meeting was called to order at 7:05p.m. After the pledge of allegiance, a roll call of the members was taken.

	<b>Name</b>	<b>Present</b>	<b>Excused</b>	<b>Absent</b>
1.	Chair Kevin Seifried	✓		
2.	Vice Chair Charles Ernst	✓		
3.	Commissioner Kenny Each		✓	
4.	Commissioner Jason James		✓	
5.	Commissioner Emmanuel Jeanty	✓		
6.	Commissioner Peggy Boule	✓		
7.	Commissioner Bob Pechon	✓		
<i>Alternative Members:</i>				
8.	Commissioner Michael McDearmaid	✓		
9.	Commissioner Mary C. Estime-Irvin			

**Staff was represented by:**

Nixon Lebrun, City Planner  
 Roland Galdos, Interim City Attorney  
 Dunia Sanzetenea, Information Technology  
 Katrina Lunan-Gordon, Board Secretary

**I. Assembly and Organization:**

- a. **Call to Order**
- b. **Pledge of Allegiance**
- c. **Roll Call of Board Members**
- d. **Amendments to the Agenda**
  - i. Due to the absence of the applicant and/or representative for agenda item PC 01-16, the item was stricken from the agenda.

**II. Approval of Minutes:**

- a. The minutes of December 1, 2015 was motioned for approval by Vice Chair Ernst and seconded by Commissioner Pechon. Passed 5-0.

### **III. Communications:**

- a. Planning Commission date to be moved to February 9, 2016 due to City Council's Special Meeting, on February 2, 2016.

### **IV. Continued Public Hearings:**

PC 22-15: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A WAIVER OF PLAT FOR THE 18, 234-SQUARE FEET PARCEL LOCATED AT 821 N.E. 144<sup>TH</sup> STREET, NORTH MIAMI, FL 33161, WITH MIAMI-DADE FOLIO NUMBER: 06-2219-006-0380, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-802 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, "LAND DEVELOPMENT REGULATIONS," AND CHAPTER 28, SECTION 28-7 (B) OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES, IN ORDER TO SUBDIVIDE SAID PARCEL INTO TWO (2) INDIVIDUALLY PLATTED SINGLE-FAMILY LOTS MEASURING 66 FEET X 138 FEET EACH; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

The item was introduced by Chair Seifried. Staff report was given by Mr. Lebrun, City Planner and the Public Hearing was opened.

#### **Public Hearing:**

Applicant, Sasi Haham presented to the Commission the intent of the project. He answered the questions and concerns indicated to him by the Commissioners.

Resident, Montgomery commented on the existing property and structure.

Resident, Burns commented on the existing property and structure.

#### **Commission Discussion:**

Commissioner Pechon asked about pending permits for property located at 821 NE 144<sup>th</sup> Street and voiced his concerns about the structure. City Planner, Nixon Lebrun elucidated the permits brought forth from the Building Department, and the requirements of the waiver of plat as contained in the City's Land Development Regulation. Commissioner Pechon recommended staff to adjust page one, paragraph two of the resolution, to strike "3.9 acres" and replace with correct lot area.

Vice Chair Ernst inquired after the structure and the portion that straddles the lot line between the two proposed parcels. Furthermore, Vice Chair expressed a matter of his concern regarding the proposed lot sizes as seen in the submitted waiver of plat survey

Commissioner McDearmaid commented on the property and the structure.

Commissioner Boule inquired after the intent of the structure. Applicant, Sasi Haham made known the details of his proposal for the existing house and how it will comply with the requirements of the Land Development Regulations.

Following staff's presentation and Commission discussion, Vice Chair Ernst motioned to reject the resolution, Commissioner Pechon seconded the motion. The motion was lost due to receiving a tie vote of 3-3. The dissenting votes were casted by Chair Seifried and Commissioners Boule and Jeanty.

Following a second round of discussion, all questions and concerns were addressed by staff. Planning Commission recommends the adoption of the Waiver of Plat to divide the subject property into two separate parcels. Commissioner McDermid made a motion to recommend adoption of the resolution to be forwarded to the City Council. Commissioner Boule seconded the motion and the proposed resolution was approved 4-2. The dissenting votes were casted by Vice Chair Ernst and Commissioner Pechon.

**V. Public Hearings:**

PC 01-16: ~~A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A CAMPUS DEVELOPMENT AGREEMENT, IN SUBSTANTIALLY THE ATTACHED FORM, BETWEEN THE CITY OF NORTH MIAMI AND THE FLORIDA INTERNATIONAL UNIVERSITY BOARD OF TRUSTEES; AND AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO FINALIZE NEGOTIATIONS PERTAINING TO THE SALE AND CONVEYANCE OF THE CITY'S EXISTING ONSITE SEWER SYSTEM TO FLORIDA INTERNATIONAL UNIVERSITY AND ESTABLISH GUIDELINES FOR THE CONTINUED OWNERSHIP, INSTALLATION, OPERATION AND MAINTENANCE OF SAID FACILITY; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.~~

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE EXECUTION OF THE CAMPUS DEVELOPMENT AGREEMENT, IN SUBSTANTIALLY THE ATTACHED FORM, BETWEEN THE CITY OF NORTH MIAMI AND THE FLORIDA INTERNATIONAL UNIVERSITY BOARD OF TRUSTEES, IN ACCORDANCE WITH SECTION 1013.30, FLORIDA STATUTES (2015); PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

The item was removed due to the absence of the applicant and/or representative.

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The next meeting was scheduled for February 9, 2016.

**VI. COMMITTEE REPORTS:**

- a. City Planner, Nixon Lebrun updated the Planning Commission on the transmittal of the 2015 EAR-Based Amendments

**VII. OLD BUSINESS:** None

**VIII. NEW BUSINESS:**

- a. Residents of the City of North Miami came forward and commented on the removed item on the Planning Commission agenda. Moving forward, the Planning

Commission recommended a potential workshop engaging all major projects in the City of North Miami.

**IX. ADJOURNMENT**

The meeting was adjourned at 8:25 pm.

Respectfully submitted:

Attest:

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Kevin Seifried, Chair  
Planning Commission

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Nixon Lebrun, AICP, CFM, City Planner  
Community Planning & Development

Prepared by:

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Katrina Lunan-Gordon, Board Secretary  
Community Planning & Development

Date: February 9<sup>th</sup>, 2016

To: Honorable Members of the Planning Commission

From: Nixon Lebrun, AICP, CFM, City Planner, Community Planning & Development

Re: Florida International University Campus Development Agreement 2015-2020

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**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE EXECUTION OF THE CAMPUS DEVELOPMENT AGREEMENT, IN SUBSTANTIALLY THE ATTACHED FORM, BETWEEN THE CITY OF NORTH MIAMI AND THE FLORIDA INTERNATIONAL UNIVERSITY BOARD OF TRUSTEES, IN ACCORDANCE WITH SECTION 1013.30, FLORIDA STATUTES (2015); PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

### **RECOMMENDATION**

That the Planning Commission recommends approval of the proposed resolution approving the execution of the Florida International University (FIU) Campus Development Agreement and forward to the Mayor and City Council for final consideration.

### **HISTORY**

This item was first scheduled to be heard at the January 5<sup>th</sup>, 2016 Planning Commission meeting, but was rescheduled for this February 9<sup>th</sup> meeting, as no legal representative was present to speak on behalf of the university, and address the Commission's and the public's comments and concerns.

### **BACKGROUND**

Section 1013.30, F.S. requires that each university prepare and adopt an updated campus master plan every five years that identifies general land uses and outlines the goals, objectives and policies of the university during the succeeding 10 to 20 years. To that end, on March 27<sup>th</sup>, 2014, the Florida International University Board of Trustees ("FIU BOT") prepared and adopted an updated university campus master plan for the Biscayne Bay Campus of the Florida International University ("FIU BBC") for the period of 2010

through 2020, in compliance with the requirements set forth in Section 1013.30(3) through Section 1013.30(9), F.S.

Moreover, Section 1013.30(10) requires that, within 270 days after the adoption of a campus master plan, the university draft and submit a proposed campus development agreement to the host local government for its consideration and said agreement, shall have a duration of at least five (5) years and not more than ten (10) years, and is intended to provide for consistency between the campus master plan and the host local government comprehensive plan. More specifically, it deals with issues related to concurrency implementation and the mitigation of impacts reasonably expected over the term of the agreement on the host City's public facilities and services, including: roads, sanitary sewer lines, trash, drainage/storm water management, potable water, parks and recreation, and public transportation. Lastly, the agreement provides a mechanism for the university to pay, over the term of the agreement, any fair share cost to provide public facilities and services to the campus and/or to eliminate any deficiencies in such service or facility, which the proposed campus development will create or to which it will contribute.

In compliance with the provision set forth in Section 1013.30, F. S., the FIU BOT submitted a proposed campus development agreement to the City for its consideration. Staff from the Community Planning and Development Department as well as from the Public Works Department reviewed the proposed agreement for accuracy, for consistency with the City's Comprehensive Plan, and for adherence with all other applicable standards. The FIU BOT has addressed all of City staff comments and, consistent with the requirements of Section 163.3225, F.S. (2015), has presented the final version of the agreement to the City for execution.

## **CONCLUSION**

Policy 8.1.5 of the City's Comprehensive Plan requires that the City ensure consistency between all local university campus master plans and its adopted Comprehensive Plan. Additionally Policy 8.1.3 requires that the City furthers intergovernmental coordination efforts through joint planning and service agreements with appropriate entities (such as FIU). Staff believes the current request is consistent with the City's Comprehensive Plan and satisfies the requirements pertaining to university campus agreements as expressed in Section 1013.30, F.S. (2015). As such, staff recommends that the City accepts the proposed resolution and execute the campus development agreement.



## Staff Report

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NL/tws

Attachment: Proposed Resolution  
Exhibit – Proposed FIU Agreement

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE EXECUTION OF THE CAMPUS DEVELOPMENT AGREEMENT, IN SUBSTANTIALLY THE ATTACHED FORM, BETWEEN THE CITY OF NORTH MIAMI AND THE FLORIDA INTERNATIONAL UNIVERSITY BOARD OF TRUSTEES, IN ACCORDANCE WITH SECTION 1013.30, FLORIDA STATUTES (2015); PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

**WHEREAS**, Section 1013.30, Florida Statutes (2015), requires that each university in the State of Florida prepare and adopt a campus master plan that identifies general land uses and outlines the goals, objectives and policies of the particular university; and

**WHEREAS**, on March 27, 2014, the Florida International University Board of Trustees (“FIU Board”) prepared and adopted a university campus master plan for the Biscayne Bay Campus of Florida International University (“FIU BBC”) covering the period of 2010 through 2020, in accordance with the statutory requirements; and

**WHEREAS**, Section 1013.10(10), Florida Statutes (2015), requires the FIU Board to draft and submit to the City a proposed campus development agreement within two hundred-seventy (270) days after the adoption of the FIU BBC campus master plan (“Campus Development Agreement”); and

**WHEREAS**, the Campus Development Agreement is required to establish guidelines to ensure consistency between the FIU BBC’s campus master plan and the City’s Comprehensive Plan; and

**WHEREAS**, the Campus Development Agreement shall determine the impacts of proposed campus development reasonably expected over the term, on public facilities and services, including: roads, sanitary sewer lines, solid waste, drainage/stormwater management, potable water, parks and recreation, and public transportation; and

**WHEREAS**, the Campus Development Agreement shall identify any deficiencies in public facilities and services, which the proposed campus development will create or to which it will contribute; and further identify all improvements to facilities or services which are necessary to eliminate such deficiencies; and

**WHEREAS**, the Campus Development Agreement shall identify the university's "fair share" of the cost incurred by the City for all improvements to facilities or services which are necessary to eliminate deficiencies, in accordance with Section 1013.30, Florida Statutes (2015); and

**WHEREAS**, once the City and the FIU Board agree on the provisions of the Campus Development Agreement, the Campus Development Agreement is to be executed by the City and the FIU Board, consistent with the requirements of Section 163.3225, Florida Statutes (2015); and

**WHEREAS**, on February 9, 2016, the Planning Commission reviewed the Campus Development Agreement and submitted its recommendation of approval to the Mayor and City Council for final review and approval, in accordance with Section 3-1304, City of North Miami, Land Development Regulations ("LDRs"); and

**WHEREAS**, in accordance with Section 3-1306 of the LDRs, the Mayor and City Council find that the proposed Campus Development Agreement is consistent with and furthers the goals, policies and objectives of the City's Comprehensive Plan.

**NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**

**Section 1. Mayor and City Council Approval.** The Mayor and City Council of the City of North Miami, Florida, hereby approve the execution of the Campus Development Agreement, in substantially the attached form, between the City of North Miami and the Florida International University Board of Trustees, in accordance with Section 1013.30, Florida Statutes (2015).

**Section 3. Effective Date.** This Resolution shall be effective upon adoption.

**PASSED AND ADOPTED** by a \_\_\_\_\_ vote of the Mayor and City Council of the City of North Miami, Florida, this \_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
DR. SMITH JOSEPH  
MAYOR

ATTEST:

\_\_\_\_\_  
MICHAEL A. ETIENNE, ESQ.  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

\_\_\_\_\_  
ROLAND C. GALDOS, ESQ.  
INTERIM CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**Vote:**

Mayor Smith Joseph, D.O., Pharm. D.  
Vice Mayor Alix Desulme  
Councilman Scott Galvin  
Councilwoman Carol Keys, Esq.  
Councilman Philippe Bien-Aime

\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)  
\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)  
\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)  
\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)  
\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)

**CAMPUS DEVELOPMENT AGREEMENT  
BETWEEN THE FLORIDA INTERNATIONAL UNIVERSITY BOARD OF TRUSTEES  
AND THE CITY OF NORTH MIAMI**

**THIS CAMPUS DEVELOPMENT AGREEMENT** (the "Agreement") is made effective on the latest signature date below (the "Effective Date") by and between the **CITY OF NORTH MIAMI**, a municipal corporation of the State of Florida, (the "City"), and **THE FLORIDA INTERNATIONAL UNIVERSITY BOARD OF TRUSTEES**, the governing body of the Florida International University, a State of Florida University, ("FIU BOT") (the City and FIU BOT shall be collectively referred to as the "Parties" or each as a "Party").

**WITNESSETH:**

**WHEREAS**, the Biscayne Bay Campus of Florida International University ("FIU BBC Campus") located in the City of North Miami is considered to be a vital public facility which provides research and educational benefits of statewide and national importance, and which further provides substantial educational, economic, and cultural benefits to the City; and

**WHEREAS**, in recognition of this unique relationship between campuses of the State University System and the local government in which they are located, the Florida Legislature has established special provisions for campus planning and concurrency in Section 1013.30, Florida Statutes, which supersede the requirements of Part II of Chapter 163, Florida Statutes; and

**WHEREAS**, the FIU BOT prepared and adopted a campus master plan on March 27, 2014, covering the period of 2010 – 2020, for FIU BBC Campus in compliance with the requirements set forth in Section 1013.30(3) through Section 1013.30(9), Florida Statutes; and

**WHEREAS**, upon adoption of the campus master plan, the FIU BOT and the City are required to enter into a campus development agreement; and

**WHEREAS**, the campus development agreement shall determine the impacts of proposed campus development reasonably expected over the term of the campus development agreement on public facilities and services, including roads, sanitary sewer, solid waste, drainage/stormwater management, potable water, parks and recreation, and public transportation; and

**WHEREAS**, the campus development agreement shall identify any deficiencies in public facilities and services which the proposed campus development will create or to which it will contribute; and

**WHEREAS**, the campus development agreement shall identify all improvements to facilities or services which are necessary to eliminate these deficiencies; and

**WHEREAS**, the campus development agreement shall identify FIU BOT's "fair share" of the cost of all improvements to facilities or services which are necessary to eliminate these deficiencies; and

**WHEREAS**, it is the intent of the Parties that FIU BOT's "fair share" costs of improvements is to be funded by the FIU BOT in accordance with and subject to the terms of Florida Statute 1013.30, as may be amended from time to time.

**NOW, THEREFORE**, in consideration of the mutual covenants and promises contained below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

## **1.0 RECITATIONS**

The foregoing recitals are true and correct and are incorporated herein by reference.

## **2.0 DEFINITIONS OF TERMS USED IN THIS AGREEMENT**

- 2.1 The term "Administration Commission" means the Governor and the Cabinet.
- 2.2 The term "affected person" means a host local government; an affected local government; any state, regional or deferral agency; or a person who resides, owns property, or owns or operates a business within the boundaries of a host local government or affected local government.
- 2.3 The term "aggrieved or adversely affected person" means any person or local government which will suffer an adverse effect to an interest protected or furthered by the local government comprehensive plan, including interests related to health and safety, police and fire protection service systems, densities or intensities of development, transportation facilities, health care facilities, equipment or services, or environmental or natural resources. The alleged adverse interest may be shared in common with other members of the community at large, but shall exceed in degree the general interest in community good shared by all persons.
- 2.4 The term "campus master plan" means a plan that meets the requirements of Sections 1013.30 (3) - (9), Florida Statutes.
- 2.5 The term "comprehensive plan" means a plan that meets the requirements of Sections 163.3177 and 163.3178, Florida Statutes.
- 2.6 The term "concurrency" means that public facilities and services needed to support development are available when the impacts of such development occur.
- 2.7 The term "development" means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels.

- 2.8 The term “force majeure” means acts of God, earthquakes, blizzards, tornados, hurricanes, fire, flood, sinkhole, malicious mischief, insurrection, riots, strikes, lockouts, boycotts, picketing, labor disturbances, landslides, explosions epidemics, or compliance with any court order, ruling, or injunction.
- 2.9 The term “public facilities and services” means potable water, sanitary sewer, solid waste, stormwater management, parks and recreations, roads, and public transportation facilities.
- 2.10 The term “state land planning agency” means the Florida Department of Economic Opportunity.

### **3.0 INTENT AND PURPOSE**

- 3.1 This Agreement is intended to implement the requirements of concurrency contained in Sections 1013.30 (10)-(23), Florida Statutes. It is the intent of the Parties to ensure that adequate potable water, sanitary sewer, solid waste, stormwater management, parks and recreation, roads, and public transportation facilities are available and consistent with the level of service for these facilities, as adopted in the City’s comprehensive plan.
- 3.2 This Agreement is intended to address concurrency implementation and the mitigation of impacts reasonably expected over the term of this Agreement on public facilities and services, including roads, sanitary sewer, solid waste, drainage/stormwater management, potable water, parks and recreation, and public transportation.
- 3.3 This Agreement is not intended to alter or limit the land uses, densities, intensities, site development, or environmental management standards applicable to campus development.

### **4.0 GENERAL CONDITIONS**

- 4.1 The conditions, terms, restrictions and other requirements of this Agreement shall be legally binding and strictly adhered to by the Parties.
- 4.2 FIU BOT represents that it has full power and authority to enter into and perform this Agreement in accordance with its terms and conditions without the consent or approval of any third parties, and this Agreement constitutes the valid, binding and enforceable agreement between the City and FIU BOT.
- 4.3 The City represents that it has full power and authority to enter into and perform this Agreement in accordance with its terms. Further, the City represents that this Agreement has been duly authorized by the City Council and constitutes a valid, binding and enforceable contract of the City, having been previously approved by a resolution adopted by the City Council and has been the subject of one or more duly noticed public hearings as required by law, complies with all requirements of law applicable to the City,

and does not violate any other agreement to which the City is a party, the Constitution of the State of Florida, or any charter, ordinance, judgment or other requirement of law to which the City is subject to.

- 4.4 All applicable state and regional environmental program requirements shall remain in effect.
- 4.5 In the event that all or a portion of a development reserving capacity pursuant to this Agreement should be destroyed by a fire, storm, or other force majeure, the FIU BOT, its grantees, successors and assigns, shall have the right to rebuild and/or repair the damaged portion of the development at no cost to the City and no increase in impact fees to FIU BOT, and the Parties hereby agree that the time period for performance under the terms of this Agreement shall be extended to a time period mutually agreed to by the Parties to facilitate completion of the development in compliance with this Agreement.
- 4.6 Upon execution of this Agreement, all campus development identified in Exhibit "A", attached hereto and made part hereof, may proceed without further review by the City if said development is consistent with the terms of this Agreement and FIU BOT's adopted campus master plan (the "FIU Campus Master Plan").

## **5.0 DURATION OF AGREEMENT**

This Agreement shall become effective upon execution by both Parties and shall remain in effect for ten (10) years, unless extended by the Parties' mutual consent in accordance with Section 17.0 of this Agreement.

## **6.0 GEOGRAPHIC AREA COVERED BY THIS AGREEMENT**

The real property subject to this Agreement is identified in Exhibit "B", attached hereto and made a part hereof.

## **7.0 DESCRIPTION OF PUBLIC FACILITIES AND SERVICES**

The following public facilities and services are available to support development authorized under the terms of this Agreement.

- 7.1 The stormwater management system for FIU BBC Campus is a combination of percolation, overland flow, exfiltration systems, and positive drainage systems. The stormwater management facilities are owned, operated and exclusively used by FIU BOT, and are not shared with the City.
- 7.2 The potable water and fire protection needs for FIU BBC Campus are provided by a network of water mains consisting of the water supply source, primary distribution system, secondary distribution system, and services. Large water mains along N.E. 151 Street and N.E. 135 Street supply the campus with water. These mains are owned and maintained by the City of North Miami Public Works Department, Utilities Division, and

distribute water from the Winson Water Plant at Sunkist Grove and from the Miami-Dade Water and Sewer Department (WASD). All of the main distribution lines (8 inches diameter and larger) are also owned and maintained by the City.

- 7.3 The sanitary sewer system currently owned by FIU BOT was designed and constructed by the City and consists of multiple gravity sewer and pump station subsystems. Sewage generated by FIU BBC Campus is pumped into a force main owned and operated by the City. The City contracts with WASD to provide sewage treatment and disposal services.
- 7.4 Solid waste (trash) is collected by approved and licensed private haulers under contract with FIU BOT in dumpsters located throughout the FIU BBC Campus and transported to the North Dade Landfill for disposal. Paper and aluminum products are collected by FIU BOT staff and recycled. Hazardous wastes are collected and stored on-campus until they are collected by a waste disposal company. Biohazardous wastes are routinely collected from the point of generation by a waste disposal company. All of these solid waste collection services are paid for by FIU BOT.
- 7.5 Recreation and open space facilities are provided by FIU BOT. Accordingly, FIU BOT is responsible for the operation and maintenance of all recreation and open space facilities on campus.
- 7.6 Bay Vista Boulevard, which leads to the FIU BBC Campus, functions as the main collector road. All other roads that provide access to the campus function as local streets. Off-campus, Biscayne Boulevard functions as state principal arterials. The Miami-Dade Transit Authority has covered bus shelters located on the FIU BBC Campus and multiple bus routes run daily. Additionally, the City of North Miami's Nomi Shuttle Service offers free public transportation to the FIU BBC Campus.
- 7.7 Miami-Dade County and FIU BOT, together, provide emergency response, homeland security, disaster management, and critical incident management to the FIU BBC Campus. The FIU BOT Police Department provides full-time law enforcement services. Miami-Dade County provides complete fire and rescue services.

## **8.0 LEVEL OF SERVICE STANDARDS ESTABLISHED BY THE CITY**

The primary purpose of the Level of Service (LOS) criteria is to maintain a stormwater management system that provides adequate flood protection, upholds water quality standards, protect public safety and property, maintain passable roads for emergency and evacuation traffic, and control flood stages below homes and building as practicable.

### **8.1 Design Storm Minimum LOS**

In connection with new construction, the Design Storm Minimum LOS requires the construction of new City stormwater systems that provide a minimum LOS for disposal of a 25-year design storm with a 72-hour duration and, if applicable, require construction of permitted storm drain systems that fall under other governmental agencies providing storm drainage disposal service. This standard shall be applicable to development

impacting on State owned or maintained facilities. Where applicable, the design of the system shall be approved by the water management division of Miami-Dade County and provide a minimum level of service adopted by Miami-Dade County Resolution R-951-82, as may be amended from time to time.

During the review and approval of site plans for new development, and as a condition of issuance of development orders, approvals or permits, the design storm minimum LOS requires the appropriate public or private stormwater disposal system that will not pose a potential liability to the City or the environment, be constructed in conjunction with the development, and in place prior to the impacts of development.

The Design Storm Minimum LOS ensures that stormwater level of service standards consistent with those set by the SFWMD are maintain at all times.

The City's current LOS shown below was established in the 2000 SWMP.

<b>Type of Infrastructure</b>	<b>Design Storm Event</b>	<b>LOS Criteria</b>
Biscayne Canal (Primary)	100-Year	Top of Bank
Miami-Dade County Canals (Secondary)	25-year	Top of Bank
Residential, Commercial and Public Structures	100-year	15 feet from Step
Principal Arterial (Evacuation Routes)	100-year	Impassable at 8 inches above top of crown
Minor Arterial (4-lane roads in high traffic areas)	10-year	To outer edges of traffic lanes
Collector Roads (2-lane roads on residential and commercial areas)	5-Year (except 10-year for a bridge or culvert in the canal system)	To crown of street
Local roads	5-Year	To crown of street or within 15 feet of occupied structure, whichever is lower
Biscayne Canal (Primary)	100-Year	Top of Bank

The monitoring and evaluation criteria for the design storm minimum LOS requires that appropriate stormwater disposal systems be constructed prior to the impact of new development.

City collector streets and all other city streets: provide protection to dispose of a two-year design storm return frequency, with a 24-hour duration, as provided in the City's comprehensive plan.

Areas other than streets: impervious areas shall be drained to a collection system or to previous areas that have sufficient percolation, and on a minimum ratio of

one square foot of effective pervious area for each 10 feet of impervious area. Disposal of rainwater during any five-minute period for each square foot of impervious area. In areas regulated by the State, additional or more stringent requirements may apply.

8.2 The City of North Miami comprehensive plan establishes the following level of service for potable water facilities:

Domestic water shall maintain a level of service standard of 165 gallons/capita/day, a minimum pressure at the water meter of 30 p.s.i., and a total storage capacity equal to no less than 15 percent of the service area average daily demand.

Fire flow improvement projects shall be designed to meet the Miami-Dade County fire flow requirements as follows:

<u>Use</u>	<u>Gallons Per Minute (Minimum)*</u>
Single family	500 @ 20 psi residual on the system
Duplex	750 @ 20 psi residual to the system
Townhouse	1,500 @ 20 psi residual to the system
Multi-family, offices, hospitals,	
Schools	2,000 @ 20 psi residual to the system
Commercial	3,000 @ 20 psi residual to the system
Industrial	3,000 @ 20 psi residual to the system

\* Lesser fire flows may be approved on an interim basis by the Miami-Dade County Fire Department.

The required duration for fire flow shall be as follows:

Required Fire Flow (GPM)	Required Duration (Hours)
10,000 and greater	10
9,500	9
9,000	9
8,500	8
8,000	8
7,500	7
7,000	7
6,500	6
6,000	6
5,500	5
5,000	5
4,500	4
4,000	4
3,500	3
3,000	3

8.3 The City of North Miami comprehensive plan establishes the following level of service standards for sanitary sewer facilities:

The system shall maintain the capacity to collect and dispose of 100 gallons of sewage per capita per day. Pressure sewers 12” in diameter and under shall be designed to allow for a flow velocity of not more than 5 feet per second. Capacity shall be computed as noted below for the gravity sewers.

The sewage collection shall have the capacity to meet the guidelines set in Sec 24.43 Miami-Dade County Code 12-13-2010 and summarized below:

<u>Use</u>	<u>Gallons Per Day (Minimum)</u>
Single family	220 per unit (under 3,001 sq. ft) 320 per unit (3,001 – 5,000 sq. ft) 550 per unit (over 5,000 sq ft)
Townhouse	180 per unit
Apartments/condominiums	150 per unit
General office buildings	5 per 100 square feet
Other uses	Developers shall be required To upgrade capacity of existing systems, or build new systems, to maintain the existing level of service.

8.4 The City of North Miami comprehensive plan establishes a level of service standard for solid waste which requires collection systems to have the capacity for a generation rate of 4.5 lbs per capita per day.

8.5 The City of North Miami comprehensive plan currently establishes a level of service standard for parks, open space, and recreational facilities of a minimum of 2.75 acres per 1,000 people.

8.6 The City of North Miami comprehensive plan applicable as of the Agreement Effective Date establishes a minimum acceptable Level of Service E for all City streets. Per Objection 1.1., all roadways within the City shall operate at or above the roadway level of service standards contained in the Transportation Element.

**9.0 FINANCIAL ARRANGEMENT BETWEEN FIU BOT AND SERVICE PROVIDERS**

FIU BOT has entered into the following financial arrangements for the provision of public facilities and services necessary to support the continued growth and development of the FIU BBC Campus:

- 9.1 FIU BOT agrees to pay the City monthly fees based on approved rates established by the City for similarly sized public customers for the services applicable to the FIU BBC Campus, and required to be paid by the FIU BOT under Florida Law, as such rates may be adjusted from time to time by the City in accordance with applicable law.
- 9.2 FIU BOT agrees to pay the City its fair share of the cost to maintain, improve, repair, and upgrade those off-site water and sewer facilities owned by the City which also service the FIU BBC Campus.
- 9.3 FIU BOT has entered into a contract with Waste Management of Florida, Inc. for trash collection and removal services to the FIU BBC Campus. FIU BOT provides an annual payment to Waste Management of Florida, Inc. for such services.
- 9.4 There are no financial arrangements between FIU BOT and the City or any other entity for the provision of parks and recreation facilities or service to the FIU BBC Campus.
- 9.5 FIU BOT has entered into a contract with Academy Bus for the provision of shuttle bus services for faculty, students and staff between the Modesto Maidique campus and the FIU BBC Campus. FIU BOT provides an annual payment to Academy Bus for such services.

**10.0 IMPACTS OF CAMPUS DEVELOPMENT ON OFF-CAMPUS PUBLIC FACILITIES AND SERVICES**

- 10.1 FIU BOT and the City concur with the data, analysis, and conclusions contained in the December 2012 document, entitled Florida International University (FIU) 2010-2020 Campus Master Plan Update Inventory & Analysis Report, with regard to the impacts of development proposed in the FIU Campus Master Plan on public stormwater management facilities. The FIU 2010-2020 Campus Master Plan Update Inventory & Analysis Report was prepared by Perkins + Will in support of the adopted FIU Campus Master Plan. FIU BOT and the City agree that the development proposed in the adopted FIU Campus Master Plan should not degrade the operating conditions for off-campus public stormwater management facilities below the level of service standards adopted by the City.
- 10.2 FIU BOT and the City concur with the data, analysis, and conclusions contained in the FIU 2010-2020 Campus Master Plan Update Inventory & Analysis Report, with regard to the impacts of development proposed in the FIU Campus Master Plan on public potable water facilities. FIU BOT and the City agree that the development proposed in the adopted FIU Campus Master Plan should not degrade the operating conditions for off-campus public potable water facilities below the level of service standards adopted by the City. This is subject to the City's ability to maintain its current agreement for potable water with WASD.

- 10.3 FIU BOT and the City concur with the data, analysis, and conclusions contained in the FIU 2010-2020 Campus Master Plan Update Inventory & Analysis Report, with regard to the impacts of development proposed in the FIU Campus Master Plan on sanitary sewer facilities. FIU BOT and the City agree that the development proposed in the adopted FIU Campus Master Plan should not degrade the operating conditions for off-campus public sanitary sewer facilities below the level of service standards adopted by the City.
- 10.4 FIU BOT and the City concur with the data, analysis, and conclusions contained in the FIU 2010-2020 Campus Master Plan Update Inventory & Analysis Report, with regard to the impacts of development proposed in the FIU Campus Master Plan on solid waste collection and disposal facilities. FIU BOT and the City agree that the development proposed in the adopted FIU Campus Master Plan should not degrade the operating conditions for off-campus public solid waste facilities below the level of service standards adopted by the City.
- 10.5 FIU BOT and the City concur with the data, analysis, and conclusions contained in the FIU 2010-2020 Campus Master Plan Update Inventory & Analysis Report, with regard to the impacts of development proposed in the FIU Campus Master Plan on public parks and recreation facilities. FIU BOT and the City agree that the development proposed in the adopted FIU Campus Master Plan should not degrade the operating conditions for public open space and recreation facilities below the level of service standards adopted by the State of Florida, Miami-Dade County, and the City.
- 10.6 FIU BOT has provided the City with the data, analysis, and conclusions contained in the December 2012 document, entitled FIU 2010-2020 Campus Master Plan Update Inventory & Analysis Report, shown on FIU's Facilities Management website at [http://facilities.fiu.edu/Documents/Planning/MasterPlans/MasterPlans10\\_20/Final\\_Inventory\\_and\\_Analysis\\_Report\\_12\\_18\\_12.pdf](http://facilities.fiu.edu/Documents/Planning/MasterPlans/MasterPlans10_20/Final_Inventory_and_Analysis_Report_12_18_12.pdf), with regard to the impacts of development proposed in the FIU Campus Master Plan on transportation facilities. The Traffic Impact Assessment was prepared by Perkins + Will in support of the adopted FIU Campus Master Plan. Henceforth, FIU BOT agrees to update its traffic analysis to determine the future impacts that are anticipated based on FIU BBC Campus' projected growth. Table 11.35 of the aforementioned document summarizes the projected impacts of the development proposed in the FIU Campus Master Plan on surrounding roadways as follows:
- (a) West Dixie Highway (Station #531) – two-way analysis indicates that the development identified in the adopted FIU Campus Master Plan is projected to generate an additional 2 peak hour trips on this roadway segment. These additional trips represent approximately 0.1% of roadway capacity, and are not projected to degrade the level of service on this segment. FIU BOT agrees that the development proposed in the adopted FIU Campus Master Plan should not degrade the operating conditions on this roadway segment below the level of service standards adopted by the Florida Department of Transportation (FDOT).

- (b) Biscayne Boulevard, from NE 135 Street to NE 163 Street, (Station #5219) – two-way analysis indicates that the development identified in the adopted FIU Campus Master Plan is projected to generate an additional 73 peak hour trips on this roadway segment. These additional trips represent approximately 3.7% of roadway capacity, and are not projected to degrade the level of service on this segment. FIU BOT agrees that the development proposed in the adopted FIU Campus Master Plan should not degrade the operating conditions on this roadway segment below the level of service standards adopted by FDOT.
- (c) Biscayne Boulevard, from NE 121 Street to NE 135 Street, (Station #524) – two-way analysis indicates that the development identified in the adopted FIU Campus Master Plan is projected to generate an additional 35 peak hour trips on this roadway segment. These additional trips represent approximately 1.8% of roadway capacity, and are not projected to degrade the level of service on this segment. FIU BOT agrees that the development proposed in the adopted FIU Campus Master Plan should not degrade the operating conditions of this roadway segment below the level of service standards adopted by FDOT.
- (d) NE 135<sup>th</sup> Street (Station #1026) – two-way analysis indicates that the development identified in the adopted FIU Campus Master Plan is projected to generate an additional 160 peak hour trips on this roadway segment. These additional trips represent approximately 8.1% of roadway capacity, and are not projected to degrade the level of service on this segment. FIU BOT agrees that the development proposed in the adopted FIU Campus Master Plan should not degrade the operating conditions on this roadway segment below the level of service standards adopted by FDOT.
- (e) Bay Vista Boulevard, from Biscayne Blvd. to the FIU BBC Campus entrance (Station #NA) – two-way analysis indicated that the development identified in the adopted FIU Campus Master Plan is projected to generate an additional 670 peak hour trips on this roadway segment. These additional trips represent approximately 34.0% of roadway capacity, and are not projected to degrade the level of service on this segment. FIU BOT and the City agree that the development proposed in the adopted FIU Campus Master Plan should not degrade the operating conditions on this roadway segment below the level of service standard adopted by the City.

## **11.0 IMPROVEMENTS REQUIRED TO MAINTAIN LEVEL OF SERVICE**

In order to meet concurrency, the construction of the following off-campus improvements shall be required.

- 11.1 FIU BOT and the City agree that there is sufficient stormwater management facility capacity to accommodate the impacts of development proposed in the adopted FIU Campus Master Plan and to meet the future needs of FIU for the duration of this Agreement. FIU BOT and the City further agree that no off-campus stormwater management improvements are necessary in connection with the reserved capacity.

- 11.2 FIU BOT and the City agree that there is sufficient potable water facility capacity to accommodate the impacts of development proposed in the adopted FIU Campus Master Plan and to meet the future needs of FIU for the duration of this Agreement. FIU BOT and the City further agree that no off-campus potable water improvements are necessary in connection with the reserved capacity. This is subject to the City's ability to maintain its current agreement for potable water with WASD.
- 11.3 FIU BOT and the City agree that there is sufficient sanitary sewer facility capacity to accommodate the impacts of development proposed in the adopted FIU Campus Master Plan and to meet the future needs of FIU for the duration of this Agreement. FIU BOT and the City further agree that no off-campus sanitary sewer improvements are necessary in connection with the reserved capacity.
- 11.4 FIU BOT and the City agree that there is sufficient solid waste facility capacity to accommodate the impacts of development proposed in the adopted FIU Campus Master Plan and to meet the future needs of FIU for the duration of this Agreement. FIU BOT and the City further agree that no off-campus solid waste improvements are necessary in connection with the reserved capacity.
- 11.5 FIU BOT and the City agree that there is sufficient open space and recreation facility capacity to accommodate the impacts of development proposed in the adopted FIU Campus Master Plan and to meet the future needs of FIU for the duration of this Agreement. FIU BOT and the City further agree that no off-campus open space and recreation improvements need be provided.
- 11.6 FIU BOT agrees to pay its proportionate "fair share" of costs for transportation improvement(s) and/or mitigating strategies identified by and mutually agreed to by the Parties in writing. Such improvement(s) and/or strategies shall be specifically designed to mitigate degradation if and when such degradation falls below the required minimum level of service and when such degradation is due solely to impacts of FIU BBC Campus development. Notwithstanding this provision, in no event shall FIU BOT be required to pay more than its "fair share" necessary to meet the minimum level of service standards for transportation.

## **12.0 FINANCIAL ASSURANCES FOR PUBLIC FACILITIES**

The following financial assurances are provided by FIU BOT to guarantee FIU BOT's pro rata share of the costs of improvements to public facilities and services necessary to support development identified in Exhibit "A".

- 12.1 FIU BOT and the City agree that no off-campus stormwater management improvements need be assured by FIU BOT.
- 12.2 FIU BOT and the City agree that no off-campus potable water improvements need be assured by FIU BOT.

- 12.3 FIU BOT and City agree that no off-campus sanitary sewer improvements need be assured by FIU BOT.
- 12.4 FIU BOT and the City agree that no off-campus solid waste improvements need be assured by FIU BOT.
- 12.5 FIU BOT and the City agree that no off-campus parks and recreation improvement need be assured by FIU BOT.
- 12.6 FIU BOT and the City agree that no off-campus transportation improvements need to assured by FIU BOT.

### **13.0 CAPACITY RESERVATION FOR DEVELOPMENT**

- 13.1 FIU BOT is reserving capacity pursuant to this Agreement. The development for which capacity is reserved is identified in the Capital Improvements Element of the FIU Campus Master Plan, adopted on March 27, 2014, and is attached hereto as Exhibit "A".
- 13.2 The uses, densities, and intensities for development reserving capacity shall be those established in the Future Land Use Element of the FIU Campus Master Plan, adopted on March 27, 2014, and have been determined to be consistent with the City's comprehensive plan effective as of the Agreement Effective Date pursuant to the Florida Statutes, Section 1013.30, to the extent applicable to FIU BOT.
- 13.3 The City agrees to reserve present and planned capacity of the public facilities and services necessary to support the development identified in Exhibit "A" for the duration of this Agreement. FIU BOT shall comply with all the terms and conditions of this Agreement and to provide financial assurances as set forth in Section 12.0 of this Agreement.
- 13.4 The City acknowledges that subsequent non-FIU BOT public and/or private development projects may reserve capacity of public facilities in the same geographic area identified in Exhibit "B". The City also acknowledges that this shall in no way: (1) necessitate the construction of additional capital facility improvements by FIU BOT to meet concurrency requirements which are directly attributable to subsequent non-FIU BOT public and/or private development projects; or (2) prevent development identified in the FIU Campus Master Plan from going forward in accordance with its timetable of development.

### **14.0 APPLICABLE LAWS**

- 14.1 This Agreement shall be construed and enforced according to the laws of the State of Florida. The State government law and policies regarding concurrency and concurrency implementation governing this Agreement shall be those laws and policies in effect at the time of approval of this Agreement.

14.2 If state or federal laws are enacted after execution of this Agreement, which are applicable to or preclude either Party's compliance with the terms and conditions of this Agreement, this Agreement shall be modified or revoked or amended, as is necessary, to comply with the relevant state or federal laws.

## **15.0 SEVERABILITY**

If any part of this Agreement is contrary to, prohibited by, or deemed invalid or otherwise unenforceable under the laws of the State of Florida by a court of competent jurisdiction, such provisions, paragraph, sentence, word or phrase shall be inapplicable and deemed modified in order to conform with Florida law. If not modifiable to conform with such law, then it shall be deemed severable, and in either event, the remaining terms and provisions of this Agreement shall remain unmodified and in full force and effect.

## **16.0 VENUE**

Venue shall be either in the Southern District of Florida or in the Circuit Court of the Eleventh Judicial Circuit in and for Miami-Dade County, Florida.

## **17.0 AMENDMENT**

17.1 This Agreement may be amended by mutual consent of the Parties in conjunction with any amendment to the adopted FIU Campus Master Plan which, alone or in conjunction with other amendments: increases density or intensity of use of land on the campus by more than ten percent (10%); decreases the amount of natural areas, open spaces, or buffers on the campus by more than ten percent (10%); or rearranges land uses in a manner that will increase the impact of any proposed campus development by more than ten percent (10%) on a road or on another public facility or service provided or maintained by the State of Florida, Miami-Dade County, the City, or any affected local government. FIU BOT must provide all data, technical analysis, studies and reports to justify and clarify the impacts of such increases to any portion of the public facilities, as may be required by federal, state, county or local codes, policies or regulations.

17.2 This Agreement may be amended if either party delays by more than twelve (12) months the construction of a capital improvement identified in this Agreement.

17.3 Amendment of this Agreement shall be made in accordance with the notification requirements set forth in Section 25.0 of this Agreement.

17.4 It is further agreed that no modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document approved and executed by all the Parties hereto.

17.5 In the event of a dispute arising from the implementation of this Agreement, both Parties shall resolve the dispute in accordance with the dispute resolution requirements set forth in Section 20.0 of this Agreement.

## **18.0 CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN**

The City finds that this Agreement and the proposed development and capacity reservation provided for herein are consistent with the City's adopted comprehensive plan.

## **19.0 ENFORCEMENT**

Any Party to this Agreement or aggrieved or adversely affected person may file an action for injunctive relief in the circuit court where the City is located to enforce the terms and conditions of this Agreement, or to challenge the compliance of this Agreement with Section 1013.30, Florida Statutes. This action shall be the sole and exclusive remedy of an aggrieved or adversely affected person other than a Party to the Agreement to enforce any rights or obligations arising from this Agreement.

## **20.0 DISPUTE RESOLUTION**

20.1 In the event of a dispute arising from the implementation of this Agreement, each Party shall select one (1) mediator and notify the other Party in writing of the selection. Thereafter, within fifteen (15) days after their selection, the two (2) mediators shall select a neutral third mediator to complete the mediation panel.

20.2 Each Party shall be responsible for all costs and fees payable to the mediator selected by it and shall equally bear responsibility for the costs and fees payable to the third mediator for services rendered and costs expended in connection with resolving issues in dispute.

20.3 Within ten (10) days after the selection of the mediation panel, proceedings must be convened by the panel to resolve the issues in dispute. Within sixty (60) days after the convening of the mediation panel, the panel shall issue a report containing a recommended resolution of the issues in dispute.

20.4 If either FIU BOT or the City rejects the recommended resolution of the issues in dispute, the matter shall be forwarded to the state land planning agency which, pursuant to Subsection 1013.30(8)(b), Florida Statutes, has sixty (60) days to hold informal hearings, if necessary, identify remaining issues in dispute, prepare a record of the proceedings, and submit the matter to the Administration Commission for final action. The report to the Administration Commission shall list each issue in dispute, describe the nature and basis for each dispute, identify alternative resolutions of each dispute, and make recommendations. The Administration Commission shall then take action to resolve the issues in dispute. In resolving this matter, the Administration Commission may, pursuant to Subsection 1013.30(8)(c), Florida Statutes, prescribe by order the contents of this Agreement.

## **21.0 MONITORING AND OVERSIGHT**

- 21.1 The City may inspect related activity on the FIU BBC Campus to verify that the terms of this Agreement are satisfied. Not less than once every twelve (12) months, the City may review any activity on the FIU BBC Campus to determine if there has been demonstrated good faith compliance with the terms of this Agreement.
- 21.2 If either Party finds that there has been a failure to comply with the terms of this Agreement, the aggrieved party shall serve notice on the other that such failure to comply has occurred in accordance with the notification requirements set forth in Section 25.0 of this Agreement.
- 21.3 Disputes that arise in the implementation of this Agreement shall be resolved in accordance with the provisions of Section 20.0 above.

## **22.0 WAIVER**

No waiver or breach of any provision of this Agreement shall constitute a waiver of any subsequent breach of the same or any other provision, and no waiver shall be effective unless made in writing.

## **23.0 SUCCESSORS AND ASSIGNS**

This Agreement shall be binding upon the Parties hereto, their successors in interest, heirs, assigns and personal representatives.

## **24.0 RECORDING OF THIS AGREEMENT**

This Agreement shall be recorded by the FIU BOT in the public records of Miami-Dade County, Florida. A copy of the recorded Agreement shall be forwarded to the state land planning agency by the FIU BOT upon receipt of same.

## **25.0 NOTICES**

- 25.1 All notices, demands, and requests to replies provided for or permitted by this Agreement shall be in writing and may be delivered by any of the following methods:
- By personal service or delivery;
  - By registered or certified mail; or
  - By deposit with an overnight express delivery service.
- 25.2 Notices by personal service or delivery shall be deemed effective at the time of personal delivery. Notices by registered or certified mail shall be deemed effective three (3) business days after deposit with the United States Postal Service. Notices by overnight

express delivery service shall be deemed effective one (1) business day after deposit with the express delivery service.

For the purpose of notice, the address of the City shall be:

City of North Miami  
Attn. \_\_\_\_\_  
776 NE 125<sup>th</sup> Street  
North Miami, Florida 33161

With a copy to:

City of North Miami  
City Attorney  
Attn. \_\_\_\_\_  
776 NE 125<sup>th</sup> Street  
North Miami, Florida 33161

City of North Miami  
Planning and Development Director  
Attn. \_\_\_\_\_  
776 NE 125<sup>th</sup> Street  
North Miami, Florida 33161

The address of FIU BOT:

Chief of Staff  
Florida International University  
Modesto Maidique Campus, PC 548  
Miami, Florida 33199

With a copy to:

Mr. John Cal  
Associate Vice President  
Facilities Management  
Florida International University  
Modesto Maidique Campus, CSC 220  
Miami, Florida 33199

## **26.0 EXHIBITS**

The Exhibits to this Agreement consist of the following, all of which are incorporated into and form a part of this Agreement:

Exhibit "A" – Development Authorized by the Agreement and for which Capacity is Reserved

Exhibit "B" – Geographic Area Covered by the Agreement

***[SIGNATURE & NOTARY PAGES FOLLOW]***





## EXHIBIT "A"

### Development Authorized by the Agreement and for which Capacity is Reserved

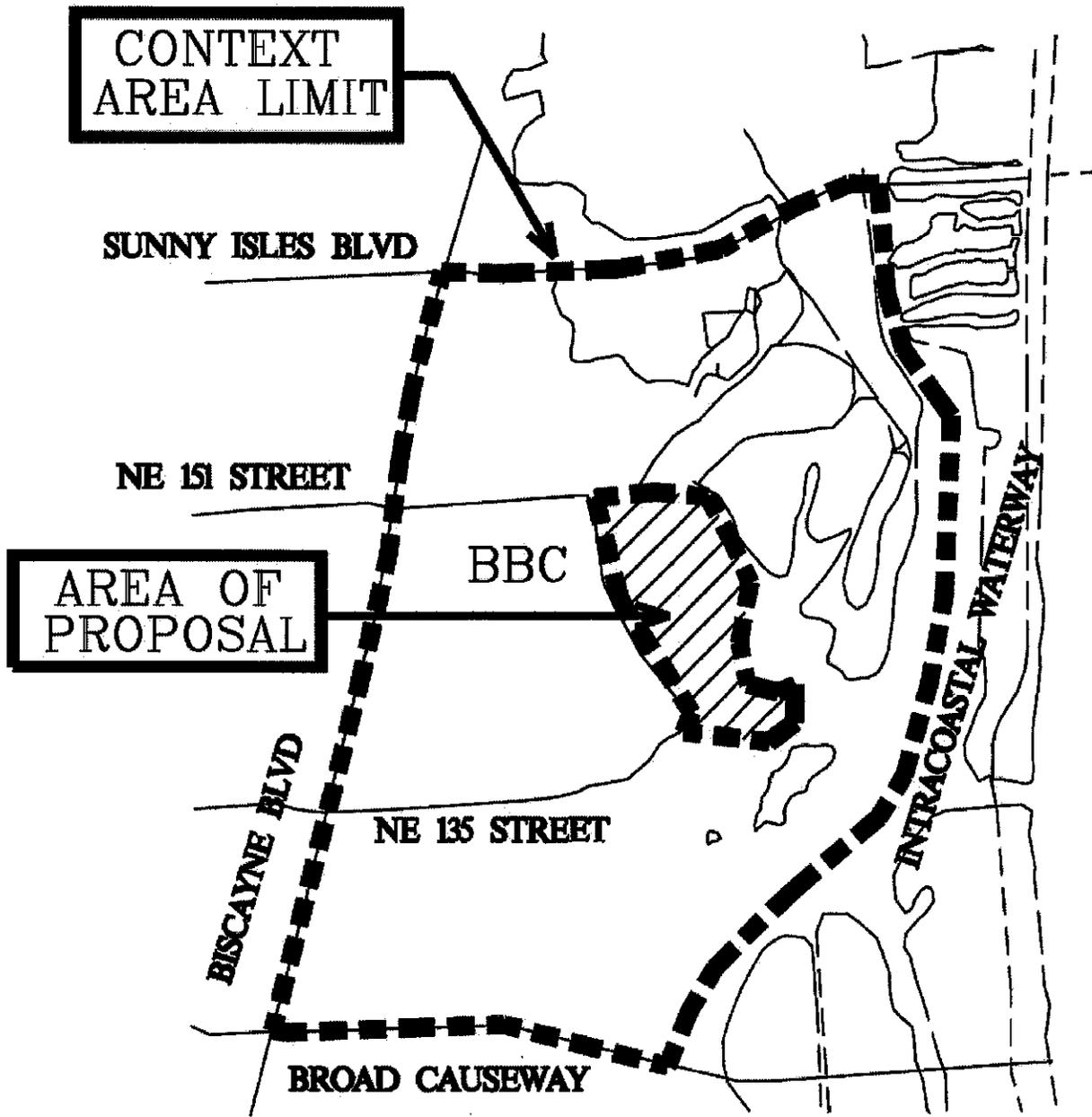
#### Biscayne Bay Campus

Program Element Description	Use	Sub-Total Area GSF	Total Area GSF	Cost	Projected Year of Completion
A3. SEAS Expansion	Academic		126,600	\$17,913,505	2015
H1. Student Housing	Housing (725 Beds)	308,100	340,350	TBD	2016 (Phase 1)
	Support	32,250			2020+(Phase 2)
R1. Dock	Partnership		N/A	TBD	2015
A1. Graduate Hospitality	Academic		37,956	TBD	2017
A2. Media Innovation Center	Academic	71,640	90,215	TBD	2016
	Support	18,575			
R2. Multi-Purpose Fields / Tennis & Basketball Courts	Recreation		N/A	TBD	2020
F1. Facility Support	Support		12,100	TBD	2020
R3. ROPES COURSE (Relocation)	Recreation		N/A	TBD	2020
A4. Environmental Communications	Academic	42,900	53,694	TBD	2020+
	Support	10,794			
P1. RCCL Housing	Partnership		190,524		2015
P2. RCCL Training Facility	Partnership		100,900		2015
		(*) Updated GSF, Cost, Date	132,483	\$20,000,000	2015
P3. Magnet School	Partnership		222,084	TBD	2020+
P4. Academic Health Center	Partnership		177,600	TBD	2020+
P5. Wildlife Center (Batchelor Environmental Ctr.)	Partnership	Primarily Site Work	700	\$2,500,000	2015 (Phase 1)
	Academic		4,300	\$2,500,000	2017 (Phase 2)
		Primarily Site Work	22,736	\$5,000,000	2020+ (Phase 3)
PG1. Academic Health Center Parking Garage (353 Spaces)	Partnership		105,900	TBD	2020+
P6. Multi-Purpose Academic Building	Partnership		100,400	TBD	2020+
P7. Hotel	Partnership		98,300	TBD	2020+
P8. Academic Health Center Housing	Partnership		65,000	TBD	2020+
<b>Grand Total</b>			<b>1,881,842</b>	<b>\$47,913,505</b>	

Notice: Projected completion dates are preliminary and subject to change.

**EXHIBIT "B"**

**Geographic Area Covered by the Agreement**



**BISCAYNE BAY CAMPUS**

Date: February 9<sup>th</sup>, 2016

To: Honorable Members of the Planning Commission

From: Nixon Lebrun, AICP, CFM, City Planner, Community Planning & Development

Re: **Vacation, Abandonment & Sale of a portion of the Right-of-Way for NW 13<sup>th</sup> Avenue lying immediately north of NW 119<sup>th</sup> Street, between Blocks 17 & 32, Sunkist Grove, 8/49, North Miami FL**

**Applicant: Eglise Evangélique des Pèlerins % Reverend James Pasteurin**

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**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE VACATION, ABANDONMENT AND SALE OF A PORTION OF A CITY OWNED RIGHT-OF-WAY FOR NW 13TH AVENUE, MEASURING 114 FEET LONG AND 60 FEET WIDE, LYING IMMEDIATELY NORTH OF NW 119TH STREET, BETWEEN BLOCKS 17 AND 32 OF SUNKIST GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; FURTHER AUTHORIZING THE INTERIM CITY MANAGER TO NEGOTIATE THE SALE OF THE SUBJECT PORTION OF THE RIGHT-OF-WAY, IN ACCORDANCE WITH CHAPTER 29, ARTICLE 3, DIVISION 9, OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, AND TO TAKE ALL NECESSARY STEPS TO EFFECTUATE THE CONVEYANCE; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

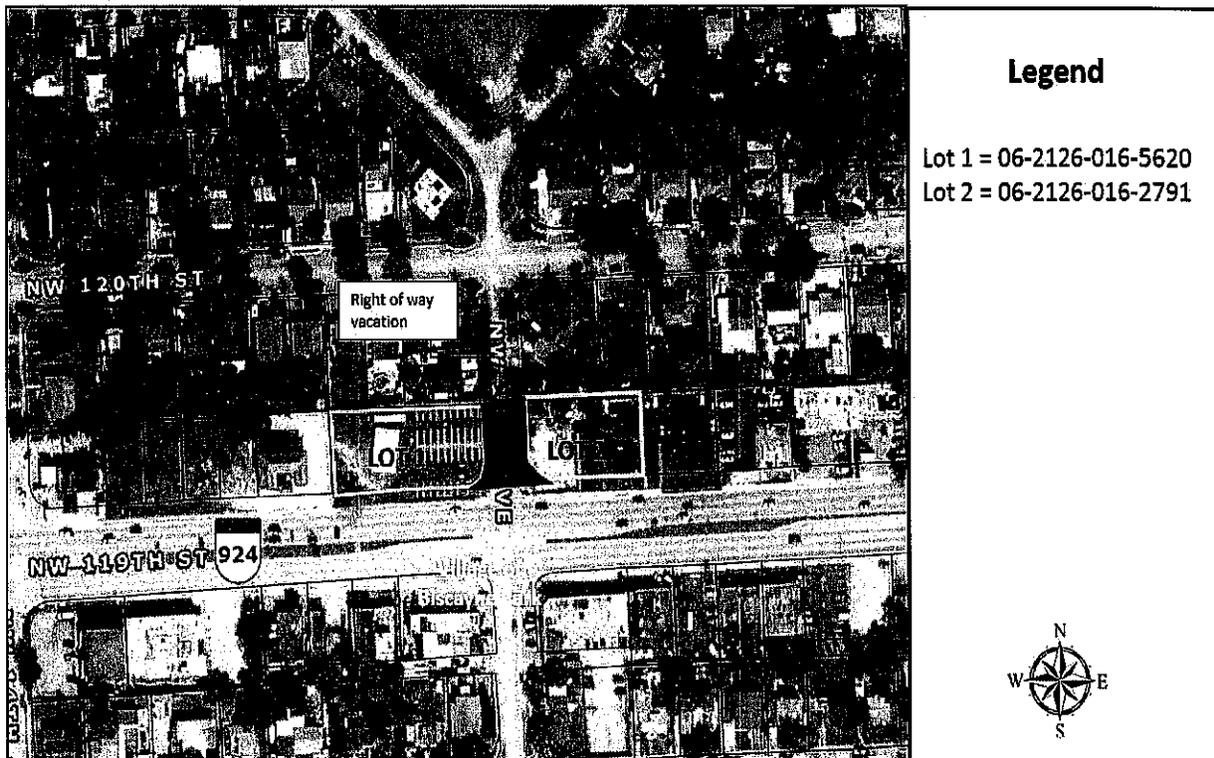
### **STAFF RECOMMENDATION**

That the Planning Commission recommends adoption of the attached resolution approving the vacation, abandonment, closure and subsequent sale of a portion of the right-of-way for NW 13<sup>th</sup> Avenue (measuring 114 feet long and 60 feet wide, and lying immediately north of NW 119<sup>th</sup> Street, between Blocks 17 and 32 of Sunkist Grove, according to the plat thereof, as recorded in Plat Book 8, Page 49 of the Public Records of Miami-Dade County), and forward said resolution to the Mayor and City Council for final consideration.

### **BACKGROUND INFORMATION**

The above-described portion of the right-of-way of NW 13<sup>th</sup> Avenue has been closed off by the City in the 1990s to prevent access to the Sunkist Grove single-family neighborhood from NW 119<sup>th</sup> Street. As a result, this right-of-way has very low usage and serves no other purpose than to provide access to the two (2) parcels, located across from each other. These two (2) properties are specifically identified as Lot 1 and Lot 2 in the following picture, with respective Miami-

Dade County folio numbers: 06-2126-016-5620 and 06-2126-016-2791. Both lots are owned and operated by Eglise Evangélique des Pèlerins as a 6,000-sq. ft. sanctuary building for church services and other related ministry activities (Lot 2) and as an attendant parking lot in connection with the church. In recent years, the church has witnessed an exponential increase in its membership and ministry activities, and, has therefore outgrown its space. Eglise Evangélique des Pèlerins (the “Applicant”) is therefore petitioning the City to vacate the above-described portion of the right-of-way of NW 13<sup>th</sup> Avenue, lying between Lot 1 and Lot 2, in order to consolidate these two (2) lots with the vacated right-of-way and, ultimately, expand and modernize the facility to better accommodate its growing and diverse body of parishioners, as well as increasing ministry needs.



**PURPOSE & ANALYSIS**

As stated above, Eglise Evangélique des Pèlerins is seeking to redevelop its church facility and is petitioning that the City vacates, abandons and subsequently sells the above-described portion of the right-of-way of NW 13<sup>th</sup> Avenue.

**Criteria for granting vacations and abandonments of City’s right-of-ways and easements:** Article 3, Division 9, Section 3-903 through Section 3-905 of the City’s Land Development Regulations (LDRs) provides authority to the Planning Commission to hear, review and make a

written recommendation to the City Council for either approval, approval with conditions, or denial of an application for the abandonment or vacation of real property interests of the City, i.e., streets, alleys, sidewalks, easements and other fee or non-fee property interests of similar character. In evaluating an application for such request, the Planning Commission shall find that the application demonstrates compliance with the following standards:

- A. The fee or non-fee property interest sought to be vacated or abandoned:
  1. Does not provide a benefit to the public health, safety, welfare or convenience, in that:
    - a. It is not being used by the city for any of its intended purposes; and
    - b. No comprehensive plan, special purpose plan or capital improvement program anticipates its use; or
  2. Provides some benefit to the public health, safety, welfare or convenience, but the overall benefit anticipated to result from the vacation or abandonment outweighs the specific benefit derived from the non-fee property interest, in that:
    - a. The purpose of the interest sought to be vacated or abandoned will be adequately and appropriately served in an alternative manner when the interest is vacated or abandoned;
    - b. The vacation or abandonment will not compromise the delivery of emergency services;
    - c. The vacation or abandonment will not compromise pedestrian or vehicular safety;
    - d. The vacation or abandonment will not interfere with solid waste removal services;
    - e. The vacation or abandonment will not frustrate any comprehensive plan, special purpose plan or capital improvement program of the city;
    - f. The vacation or abandonment will not interfere with any planning effort of the city that is underway at the time of the application but is not yet completed; and
    - g. The vacation or abandonment will provide a material public benefit in terms of promoting development or redevelopment of abutting property, removing blighting influences or improving the city's long-term fiscal position.
- B. The proposed vacation or abandonment will be accomplished in accordance with all applicable standards of local, state and federal authorities.
- C. The proposed vacation or abandonment will promote development or redevelopment that will maintain or enhance the character of the surrounding area.

- D. The proposed vacation or abandonment will not have a negative fiscal impact on the city or result in development that will have a negative fiscal impact on the city.

Staff has reviewed the Applicant's request to ensure adherence to the minimum requirements noted above and set forth in Article 3, Division 9, Section 3-903 of the LDRs. The request is found to comply with all such applicable standards, as demonstrated below:

- A. The fee or non-fee property interest sought to be vacated or abandoned does not provide a benefit to the public health, safety, welfare or convenience, in that it is not being used by the city for any of its intended purposes and no comprehensive plan, special purpose plan or capital improvement program anticipates its use.
- ✓ *The subject right-of-way is completely unused by the public and serves no real public purpose. In fact, there is no use contemplated for it in the City's Comprehensive Plan, Capital Improvement Program (CIP), or any other special purpose plan, either now or in the foreseeable future. Its vacation will not compromise pedestrian and vehicular traffic along NW 119<sup>th</sup> Street, and will not create any materially adverse impacts on the public health, safety, welfare or convenience of the nearby residences and businesses.*
- B. The proposed vacation or abandonment will be accomplished in accordance with all applicable standards of local, state and federal authorities.
- ✓ *The alleyway abandonment request is subject to review and approval by the City.*
- C. The proposed vacation or abandonment will promote development or redevelopment that will maintain or enhance the character of the surrounding area.
- ✓ *As stated earlier, that segment of NW 13th Avenue mainly serves as an ingress and egress point to the two (2) properties owned by the Applicant. Lately, that closed-off right-of-way has been the subject of loitering/prowling and dumping activities, which, according to the Applicant, negatively impacts the operation of the church. The proposed vacation will therefore provide for safety by eradicating these illegal activities and blighting influences, and also help improve the appearance of the NW 119<sup>th</sup> Street corridor by promoting the redevelopment of the site into a more modern and architecturally pleasing facility. As such, this request is consistent with Policy 1.5.8 of the Future Land Use Element (FLUE) of the City's Comprehensive Plan, which aims at combatting unsightly areas of slums and blight in the City.*
- D. The proposed vacation or abandonment will not have a negative fiscal impact on the City or result in development that will have a negative fiscal impact on the City.
- ✓ *While the proposed vacation will not generate any future tax revenues to the City, as the Applicant is a religious organization, it will not, however, have a negative fiscal impact on the City. It shall be noted that, along with the application, the Applicant has paid the cost recovery for the two (2) independent appraisal reports, which, per Article 1, Section*

*3 of the City Charter and Article 3, Division 9, Section 3-902 of the LDRs, are necessary to determine the fair market value of the subject fee-simple right-of-way. These appraisal reports, which were prepared by MTO Realty, Inc. and Pena Appraisal Service, Inc., value the fee-simple right-of-way at \$62,000.00 and \$55,000.00, respectively. In compliance with Article 1, Section 3 of the City Charter and contingent upon the approval of this application by the Mayor and City Council, the Applicant has agreed to purchase the subject right-of-way for the sum of ninety \$55,800.00, which is ninety (90) percent of the highest appraised value. .*

## CONCLUSION

Staff believes the current request meets the requirements of Section 3-903 of the City's Land Development Regulations and recommends approval of the proposed resolution subject to the following conditions:

1. **Deed Transfer:** That, upon approval of the vacation of the subject fee-simple right-of-way, the Applicant work with City staff to effectuate the conveyance of same by virtue of a Deed;
2. **Unity of Title:** Within forty-five (45) days of the adoption of the resolution approving the proposed vacation by the Mayor and City Council, the Applicant shall consolidate the three (3) parcels into one parcel by virtue of a unity of title; said instrument to meet with the approval of the City Attorney's Office prior to be recorded with the Miami-Dade County Clerk of Court; and
3. **Easements Access:** That the applicant obtains final letters from all utility and telecommunications companies with regard to the provision of easements in order to maintain access to any existing facilities that may presently be located within the vacated right-of-way.

NL/ tws

### Attachments:

1. Proposed Resolution
2. Site Survey
3. Independent Appraisal Reports by MTO Realty, Inc., and Pena Appraisal Service, Inc.
4. Applicant's Agreement to Purchase the Right-of-Way
5. Utility Companies Letters

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE VACATION, ABANDONMENT AND SALE OF A PORTION OF A CITY OWNED RIGHT-OF-WAY FOR NW 13TH AVENUE, MEASURING 114 FEET LONG AND 60 FEET WIDE, LYING IMMEDIATELY NORTH OF NW 119TH STREET, BETWEEN BLOCKS 17 AND 32 OF SUNKIST GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; FURTHER AUTHORIZING THE INTERIM CITY MANAGER TO NEGOTIATE THE SALE OF THE SUBJECT PORTION OF THE RIGHT-OF-WAY, IN ACCORDANCE WITH CHAPTER 29, ARTICLE 3, DIVISION 9, OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, AND TO TAKE ALL NECESSARY STEPS TO EFFECTUATE THE CONVEYANCE; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

**WHEREAS**, Chapter 29, Article 3, Division 9 of the City of North Miami (“City”) Code of Ordinances, Land Development Regulations (“LDRs”), provides a uniform procedure for the vacation, abandonment and sale of City-owned properties as it pertains to parcels, streets, alleyways, and easements; and

**WHEREAS**, pursuant to Section 3-903C, LDRs, the City is desirous of supporting vacations or abandonments that will promote development or redevelopment to maintain or enhance the character of the surrounding area, while having a positive fiscal impact on the City; and

**WHEREAS**, Eglise Evangelique des Pelerins (“Applicant”), has requested the abandonment, vacation and sale of a portion of a City owned right-of-way for NW 13<sup>th</sup> Avenue, measuring 114 feet long and 60 feet wide, lying immediately north of NW 119<sup>th</sup> Street, between Blocks 17 and 32 of Sunkist Grove, according to the plat thereof, as recorded in Plat Book 8, Page

49, of the Public Records of Miami-Dade County ("Subject Property"), with folio numbers:06-2126-016-5620 and 06-2126-016-2791; and

**WHEREAS**, the Subject Property has not been used as a right-of-way since the 1990's when it was closed off to prevent access from 119<sup>th</sup> Street to the nearby Sunkist Grove single-family neighborhood; and

**WHEREAS**, in accordance with Section 3-902, LDRs, the City obtained two appraisal reports from licensed Real Estate Appraisers, showing the following values of the Subject Property: MTO Realty, Inc., at Sixty Two Thousand Dollars (\$62,000.00), and Pena Appraisal Service, Inc., at Fifty Five Thousand Dollars (\$55,000.00); and

**WHEREAS**, the Planning Commission, after a duly noticed public hearing held on February 9, 2016, reviewed the proposed abandonment application and found that it fulfilled the standards of Section 3-903, LDRs, and not in conflict with the goals, objectives and policies of the Comprehensive Plan; and

**WHEREAS**, the Planning Commission recommended approval of the vacation, abandonment and sale of the Subject Property with the condition that the Applicant pay the City the amount of Fifty Five Thousand Eight Hundred Dollars (\$55,800.00) as consideration for the conveyance of the Subject Property; and

**WHEREAS**, in accordance with Section 8 of the City Charter, no property of the City shall be sold for less than ninety (90) percent of the appraised value of the property as determined by at least two (2) City secured appraisals; and

**WHEREAS**, the Mayor and City Council find the proposed vacation, abandonment, and sale of the Subject Property, is in compliance with Section 3-903, LDRs, and thereby agree to convey the Subject Property to Applicant, in the amount considered and approved by the Mayor and City Council on February 23, 2014.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**

**Section 1. Vacation, Abandonment and Sale of Portion of Right-of-Way.** The Mayor and City Council of the City of North Miami, Florida, hereby approve the vacation, abandonment and sale of a portion of a City owned right-of-way for NW 13<sup>th</sup> Avenue, measuring 114 feet long and 60 feet wide, lying immediately north of NW 119<sup>th</sup> Street, between Blocks 17 and 32 of Sunkist Grove, according to the plat thereof, as recorded in Plat Book 8, Page 49, of the Public Records of Miami-Dade County, as further described in the attached Exhibit.

**Section 2. Authority of Interim City Manager to Sell and Convey Portion of Right-of-Way.** The Mayor and Council of the City of North Miami, Florida, hereby authorize the Interim City Manager to negotiate the sale of the subject portion of the right-of-way, in accordance with Chapter 29, Article 3, Division 9, of the City of North Miami Code of Ordinances, Land Development Regulations, and to take all necessary steps to effectuate the conveyance.

**Section 3. Effective Date.** This Resolution shall become effective upon the execution and recording of a Deed, a Unity of Title and any Easement access to be prepared by the Applicant within forty five (45) days of the Mayor and City Council approval, pursuant to Section 3-907 of the City of North Miami Code of Ordinances, Land Development Regulations.

**PASSED AND ADOPTED** by a \_\_\_\_\_ vote of the Mayor and City Council of the City of North Miami, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
DR. SMITH JOSEPH  
MAYOR

ATTEST:

\_\_\_\_\_  
MICHAEL A. ETIENNE, ESQ.  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

---

ROLAND C. GALDOS, ESQ.  
INTERIM CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**Vote:**

Mayor Smith Joseph, D.O., Pharm. D.  
Vice Mayor Alix Desulme  
Councilman Scott Galvin  
Councilwoman Carol Keys, Esq.  
Councilman Philippe Bien-Aime

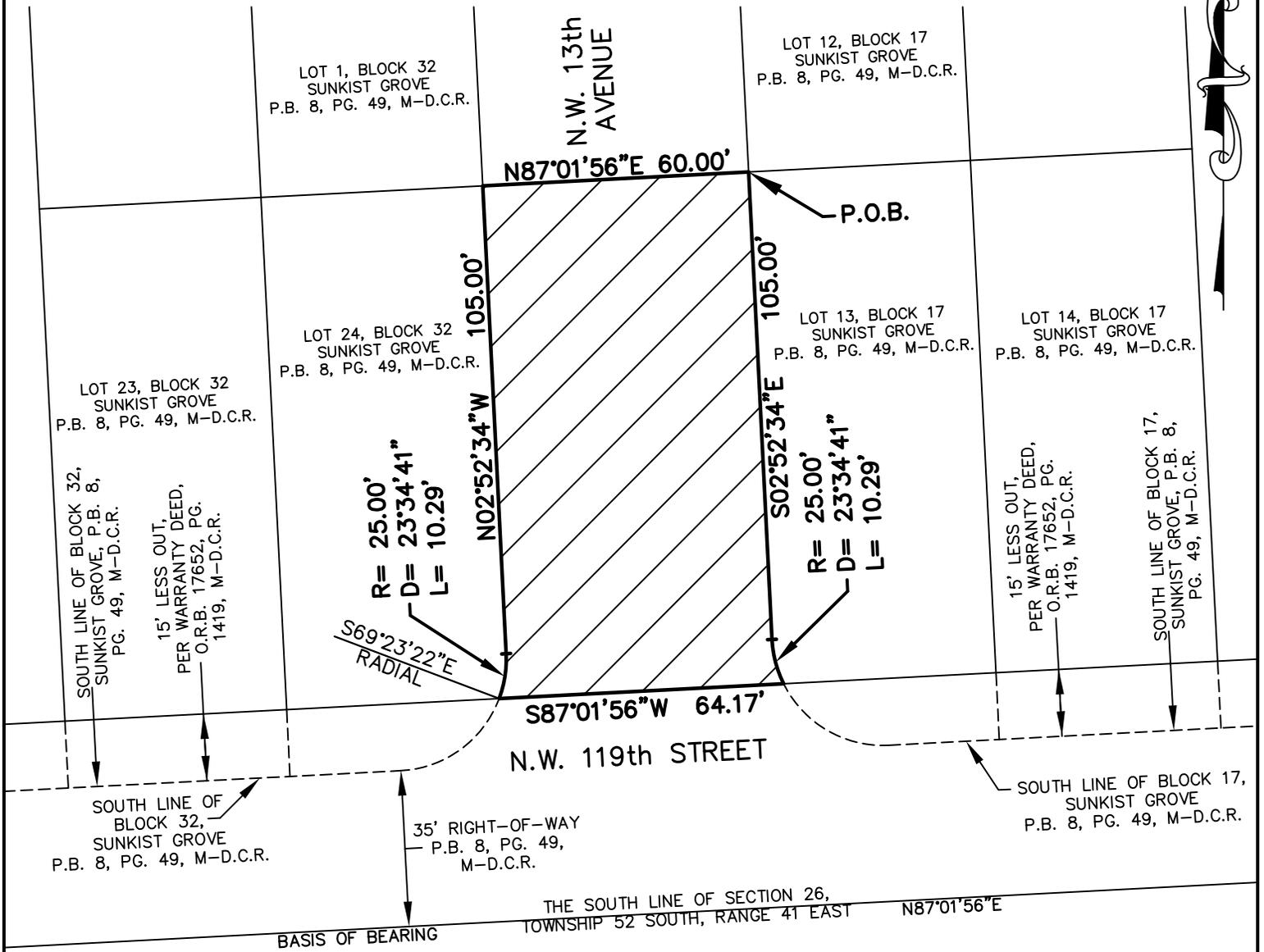
_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)



GENERAL CONTRACTING • LIC #QB-0015697  
 DESIGN / BUILD • CONSTRUCTION MANAGEMENT  
 CONSULTING ENGINEERS • PLANNERS • SURVEYORS  
 LB #7024  
 5230 SOUTH UNIVERSITY DRIVE, SUITE 104  
 DAVIE, FLORIDA 33328  
 OFFICE: 954-680-6533 • FAX: 954-680-0323

— SKETCH AND DESCRIPTION —

NOTE: THIS IS NOT A SURVEY.  
 (SEE ATTACHED DESCRIPTION)



PREPARED BY:  
 TRDY N. TOWNSEND  
 PROFESSIONAL SURVEYOR AND MAPPER NO. LS 6425  
 STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE  
 AND THE ORIGINAL RAISED SEAL OF A  
 FLORIDA LICENSED SURVEYOR AND MAPPER.  
 THE SURVEY DEPICTED HEREON IS NOT COVERED  
 BY PROFESSIONAL LIABILITY INSURANCE.

SHEET 1 OF 2

UPDATES / REVISIONS	DATE	BY	CHK'D

NOTE: THE UNDERSIGNED AND PILLAR CONSULTANTS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE COMPLETENESS OF THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET-BACK LINES, RESERVATIONS, AGREEMENTS OR OTHER MATTERS OF RECORD. THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FORTH ONLY THOSE ITEMS SHOWN IN THE REFERENCES ABOVE. PILLAR CONSULTANTS, INC. DID NOT RESEARCH THE PUBLIC RECORDS FOR MATTERS AFFECTING THE LANDS SHOWN.

NOTE: THIS INSTRUMENT IS THE PROPERTY OF PILLAR CONSULTANTS, INC. MAPPING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF PILLAR CONSULTANTS, INC.



GENERAL CONTRACTING • LIC #QB-0015697  
 DESIGN / BUILD • CONSTRUCTION MANAGEMENT  
 CONSULTING ENGINEERS • PLANNERS • SURVEYORS

LB #7024

5230 SOUTH UNIVERSITY DRIVE, SUITE 104

DAVIE, FLORIDA 33328

OFFICE: 954-680-6533 • FAX: 954-680-0323

## — SKETCH AND DESCRIPTION —

NOTE: THIS IS NOT A SURVEY.

(SEE ATTACHED SKETCH)

LAND DESCRIPTION:

A PORTION OF THE RIGHT-OF-WAY FOR NORTHWEST 13TH AVENUE, LYING BETWEEN BLOCKS 17 AND 32, SUNKIST GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 13, BLOCK 17, OF THE SAID SUNKIST GROVE; THENCE SOUTH 02°52'34" EAST, ALONG THE WESTERLY LIMITS OF THE SAID LOT 13, A DISTANCE OF 105.00 FEET TO THE POINT OF A CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 23°34'41"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 10.29 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY FOR NORTHWEST 119TH STREET; THENCE SOUTH 87°01'56" WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 64.17 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 24, BLOCK 32 OF THE SAID SUNKIST GROVE AND THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST, SAID POINT HAVING A RADIAL BEARING OF SOUTH 69°23'22" EAST, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 23°34'41"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 10.29 FEET; THENCE NORTH 02°52'34" WEST, ALONG THE EASTERLY LIMITS OF THE SAID LOT 24, A DISTANCE OF 105.00 FEET TO THE NORTHEAST CORNER OF THE SAID LOT 24; THENCE NORTH 87°01'56" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA. CONTAINING 6,913.7 SQUARE FEET (0.16 ACRES) MORE OR LESS.

LEGEND:

- M-D.C.R. — MIAMI-DADE COUNTY RECORDS
- O.R.B. — OFFICIAL RECORDS BOOK
- P.O.B. — POINT OF BEGINNING
- P.B. — PLAT BOOK
- PG. — PAGE
- R — RADIUS
- L — LENGTH
- D — DELTA (CENTRAL ANGLE)

SURVEYORS NOTES:

1. BEARING REFERENCE:  
 THE BEARINGS, AS SHOWN HEREON, ARE REFERENCED TO THE SOUTH LINE OF THE SECTION 26, TOWNSHIP 52 SOUTH, RANGE 41 EAST.  
 SAID LINE BEARS NORTH 07°01'56" EAST.
2. THIS IS NOT A SURVEY. NO FIELD WORK WAS DONE DURING THE PREPARATION OF THIS SKETCH AND DESCRIPTION.

PREPARED BY:  
 TROY N. TOWNSEND  
 PROFESSIONAL SURVEYOR AND MAPPER NO. LS 6425  
 STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

SHEET 2 OF 2

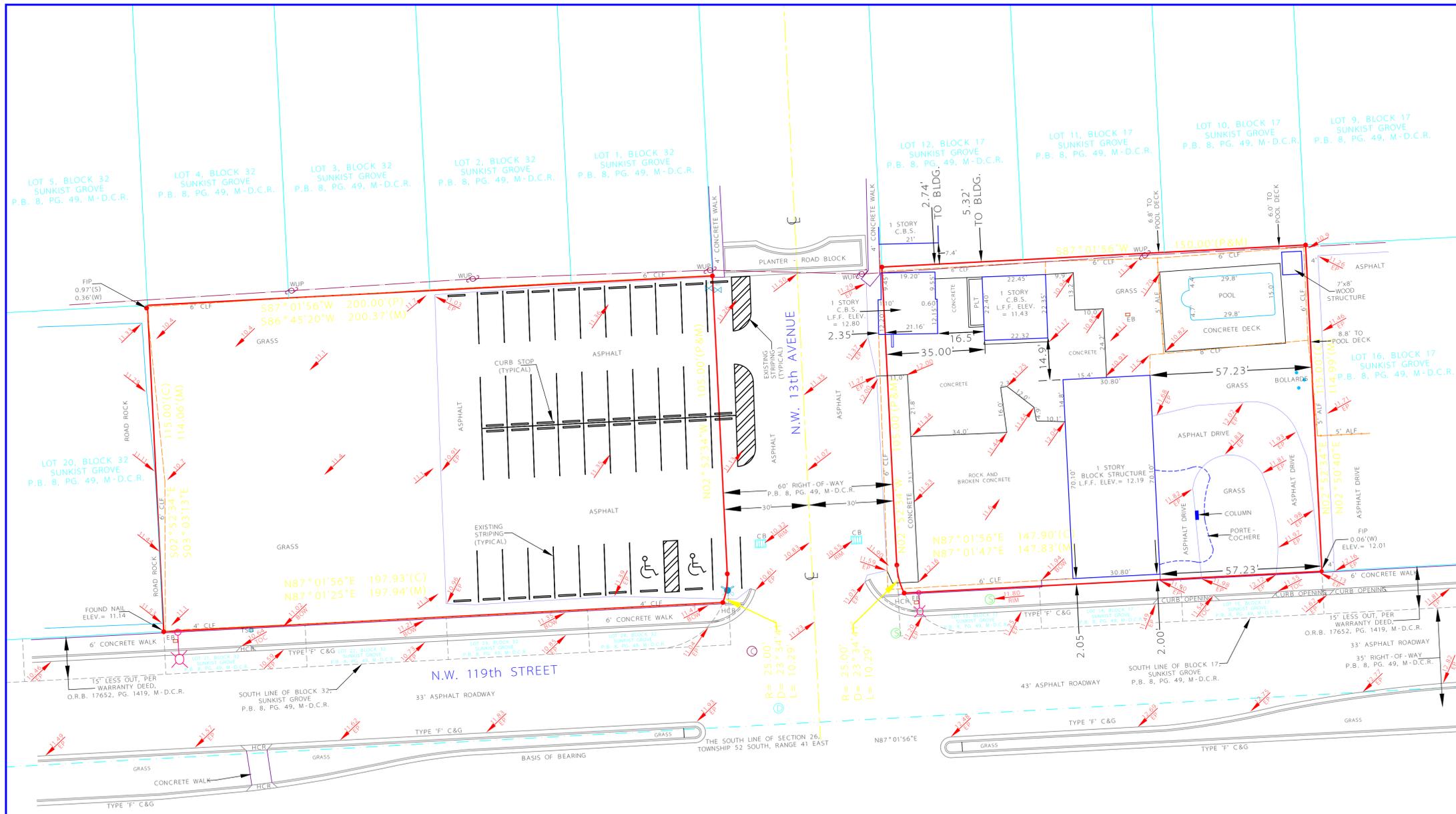
UPDATES / REVISIONS	DATE	BY	CHK'D	NOTES
				NOTE: THE UNDERSIGNED AND PILLAR CONSULTANTS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE COMPLETENESS OF THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET-BACK LINES, RESERVATIONS, AGREEMENTS OR OTHER MATTERS OF RECORD. THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FORTH ONLY THOSE ITEMS SHOWN IN THE REFERENCES ABOVE. PILLAR CONSULTANTS, INC. DID NOT RESEARCH THE PUBLIC RECORDS FOR MATTERS AFFECTING THE LANDS SHOWN.  NOTE: THIS INSTRUMENT IS THE PROPERTY OF PILLAR CONSULTANTS, INC. MAPPING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF PILLAR CONSULTANTS, INC.

Job No.: 15017

Drawn By: T.N.T.

Checked By:

Scale: NOT TO SCALE



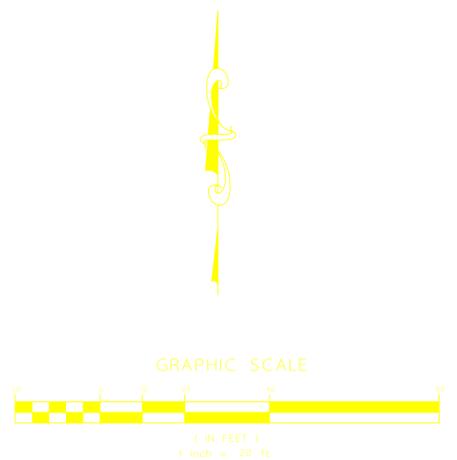
**LAND DESCRIPTION:**

LOTS 12, 14, AND 15, BLOCK 17, AND LOTS 21, 22, 23, AND 24, BLOCK 32, SUNKIST GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 49, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE SOUTH 15 FEET THEREOF.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, CONTAINING 40,236.4 SQUARE FEET (0.92 ACRES) MORE OR LESS.

- SURVEY NOTES:**
1. THE SURVEY, AS SHOWN HEREON, HAS BEEN PREPARED FOR MAPHY CONSTRUCTION, INC., HEREINAFTER KNOWN AS THE CLIENT.
  2. THE LAND DESCRIPTION, AS SHOWN HEREON, IS BASED ON THE WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 17652, PAGE 1419, MIAMI-DADE COUNTY RECORDS.
  3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
  4. NO UNDERGROUND IMPROVEMENTS, UTILITIES OR FOUNDATIONS WERE LOCATED. ONLY THOSE ITEMS ABOVE GROUND AND VISIBLE, AND OBSERVABLE UTILITIES MARKED BY VALVES, CATCH BASINS AND MANHOLES WERE SURVEYED.
  5. THERE MAY BE ADDITIONAL INFORMATION CONTAINED WITHIN THE PUBLIC RECORDS THAT MAY AFFECT THIS PROPERTY.
  6. BEARING REFERENCE: THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF SECTION 26, TOWNSHIP 52 SOUTH, RANGE 41 EAST. SAID LINE BEARS: NORTH 87°01'56" EAST.
  7. BENCHMARK REFERENCE: MIAMI-DADE COUNTY BENCHMARK NO. M-383. PK NAIL AND BRASS WASHER IN DRAINAGE STRUCTURE BUILT INTO SIDEWALK, N.W. 119TH STREET, 30' WEST OF CENTERLINE N.W. 12TH AVENUE. ELEVATION = 10.98(NGVD)
  8. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
  9. LAST DATE OF FIELD WORK: AUGUST 19, 2015.

- LEGEND:**
- P.B. - PLAT BOOK
  - PG. - PAGE
  - M-D.C.R. - MIAMI-DADE COUNTY RECORDS
  - ELEV - ELEVATION
  - CONC - CONCRETE
  - L.F.F. - LOWEST FINISHED
  - C.B.S. - CONCRETE BLOCK STRUCTURE
  - BLDG. - BUILDING
  - CLF - CHAIN-LINK FENCE
  - ALF - ALUMINUM FENCE
  - WUP - WOOD UTILITY POLE
  - C&G - CURB AND GUTTER
  - FIP - FOUND 1/2" IRON PIPE
  - PLT - PLANTER
  - HCR - HANDICAP RAMP
  - CB - CATCH BASIN
  - BOW - BACK OF WALK
  - TOC - TOP OF CURB
  - EP - EDGE OF PAVEMENT
  - DM - DRAINAGE MANHOLE
  - SM - SANITARY MANHOLE
  - CM - COMMUNICATION MANHOLE
  - HYD - HYDRANT
  - WV - WATER VALVE
  - CL - CENTERLINE
  - WUP - WOOD UTILITY POLE
  - HP - HANDICAP PARKING



REVISIONS

**PILLAR CONSULTANTS, INC.**  
*Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting*

5230 S. University Drive - Suite 104  
 Davie, Florida 33328  
 Phone: (954) 680-6533 Fax: (954) 680-0323

**PILGRIM BAPTIST CHURCH**  
**1293 KN.W. 119TH STREET**  
 CITY OF MIAMI  
 MIAMI-DADE COUNTY, FLORIDA

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

TROY N. TOWNSEND  
 PROFESSIONAL SURVEYOR AND MAPPER LS#6425  
 STATE OF FLORIDA LB#7024

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET TITLE  
**BOUNDARY SURVEY**

SCALE: 1"=20'  
 DATE: 08/12/15  
 DRAWN BY: JNT  
 SHEET No.  
**SU-1**  
 15017

## Appraisal Report #61542



### Land Appraisal Report in Summary Format

As Of:  
December 1, 2015

Owner:  
The City of North Miami

#### PROPERTY LOCATED AT:

A portion of the Right-of-Way at NW 13 Avenue and 119 Street, lying between Blocks 17 and 32, Sunkist Grove, 8/49, North Miami, FL.

Prepared for:

Prepared By:

Ms. Katrina Lunan-Gordon  
CP & D Technician  
Community Planning & Development Dept  
City of North Miami, 12400 NE 8th Avenue  
North Miami, FL 33161

José A. Ortega  
State Certified General Real Estate Appraiser RZ  
1247

Connie Nappier III  
State Certified Residential Real Estate Appraiser  
RD 2360



December 11, 2015

Ms. Katrina Lunan-Gordon  
CP & D Technician  
Community Planning & Development Dept  
City of North Miami, 12400 NE 8th Avenue  
North Miami, FL 33161

RE: Appraisal Report #61542  
Appraisal presented in a summary report format for land located at A portion of the Right-of-Way at NW 13 Avenue and 119 Street, lying between Blocks 17 and 32, Sunkist Grove, 8/49, North Miami, FL.  
Owner: The City of North Miami

Dear Ms. Lunan-Gordon:

As requested, we have prepared an appraisal of the property referenced above, per the terms agreed upon in the Letter of Engagement. The appraisal is presented in a Summary Report format developing an opinion of the market value of the Fee Simple estate in the above referenced real property inspected as of December 1, 2015, subject to vacation and abandonment.

In order to carry out this assignment, a market study of real estate activity in the vicinity of the subject property has been conducted. This investigation included the collection and analysis of sales, offerings, and other developments which have occurred in the area in the recent past. The sources of this data included the Miami-Dade County records, our own data bank, other real estate brokers and appraisers, and knowledgeable individuals active in the area.

This appraisal has been completed in accordance with (a) all Federal banking regulations (primarily OCC Regulation 12 CFR Part 34, FDIC Regulation 12 CFR Part 323 and Title XI of the Financial Institution Reform, Recovery Enforcement Act of 1989 ("FIRREA"), and (b) the Uniform Standards of Professional Appraisal Practices and Conduct ("USPAP") as promulgated by the Appraisal Standards Board of the Appraisal Foundation.

The opinions of value, as well as every other element of this appraisal, are qualified in their entirety by the Assumptions and Limiting Conditions, Certification, and definitions, which are set forth in the report.

The subject, a portion of the Right-of-Way at NW 13 Avenue and 119 Street, lying between Blocks 17 and 32, Sunkist Grove, 8/49, North Miami, FL contains a total area of M/L 6,913 SF as per sketch and description prepared by Troy N. Townsend, Professional Surveyor and Mapper No. 6425, State of Florida as provided by our client. Land is further described elsewhere in this report. Topography of the site is level and the underlying land use designation, commercial, lying between neighborhood and liberal as per Miami-Dade Property Appraiser's site.

The Market Value of the Fee Simple interest of the subject property, subject to vacation, abandonment and closure, as of December 1, 2015 is estimated to be:

**SIXTY TWO THOUSAND DOLLARS**  
**\$62,000**

This letter of transmittal and the pages that follow constitute our report, including the data and analyses utilized in forming an opinion of value. Should you have any questions concerning this report, please do not hesitate to call our office.

Respectfully submitted,



---

José A. Ortega  
State Certified General Real Estate  
Appraiser RZ 1247



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Connie Nappier III  
State Certified Residential Real Estate  
Appraiser RD 2360

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## INTRODUCTION

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### SUMMARY OF SALIENT FACTS AND CONCLUSIONS

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Client:	The City of North Miami
Purpose of the Appraisal:	The purpose of this appraisal is to provide an opinion of the market value of the fee simple interest of the subject property subject to vacation and abandonment.
Intended Use of the Appraisal	The appraisal is intended for the use of our client, The City of North Miami, to assist with the decision of the sale of the subject property (a right-of-way), subject to its vacation, abandonment and closure.
Property:	A portion of the Right-of-Way at NW 13 Avenue and 119 Street, lying between Blocks 17 and 32, Sunkist Grove, 8/49, North Miami, FL.
Folio:	Not yet assigned.
Legal Description:	<p>Not yet described, but described by previously mentioned Surveyor as:</p> <p>A PORTION OF THE RIGHT-OF-WAY FOR NORTHWEST 13TH AVENUE, LYING BETWEEN BLOCKS 17 AND 32, SUNKIST GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGIN AT THE NORTHWEST CORNER OF LOT 13, BLOCK 17, OF THE SAID SUNKIST GROVE; THENCE SOUTH 02'52'34" EAST, ALONG THE WESTERLY LIMITS OF THE SAID LOT 13, A DISTANCE OF 105.00 FEET TO THE POINT OF A CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 23'34'41"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 10.29 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY FOR NORTHWEST 119TH STREET; THENCE SOUTH 87'01'56" WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 64.17 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 24, BLOCK 32</p>

OF THE SAID SUNKIST GROVE AND THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST, SAID POINT HAVING A RADIAL BEARING OF SOUTH 69'23'22" EAST, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 23'34'41"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 10.29 FEET; THENCE NORTH 02'52'34" WEST, ALONG THE EASTERLY LIMITS OF THE SAID LOT 24, A DISTANCE OF 105.00 FEET TO THE NORTHEAST CORNER OF THE SAID LOT 24; THENCE NORTH 87°01'56" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA. CONTAINING 6,913.7 SQUARE FEET (0.16 ACRES) MORE OR LESS.

Effective Date of Appraisal:	December 1, 2015
Property Rights Appraised:	Fee Simple estate
Land Size:	6,913 per survey
Zoning:	Commercial, North Miami
Highest and Best Use as Vacant:	The Highest and Best Use of the subject as vacant is to hold as inventory for future development at such time as sufficient demand exists.
Assessment Data:	To be determined
Real Estate Taxes:	To be determined
Flood Zone:	Flood zone is "X", as identified by Panel # 12086 C 0143 L, dated September 11, 2009.
Sales History:	None.
Contract Information:	The subject is not under contract or advertised for sale in the MLS service.
Owner of Record:	The City of North Miami
Client:	The City of North Miami
Exposure period:	Estimated at more or less 1 year, if properly marketed.

**Valuation Summary:**

The Market Value of the Fee Simple interest of the subject property, subject to vacation, abandonment and closure, as of December 1, 2015 is estimated to be:

**SIXTY TWO THOUSAND DOLLARS  
\$62,000**

## EFFECTIVE DATE OF THE APPRAISAL/DATE OF THE REPORT

The subject property has been inspected on various occasions throughout the process of preparing an appraisal report. A final inspection of the property was conducted on and the effective date the appraisal is December 1, 2015

## PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to provide a market value opinion of the Fee Simple estate of the subject property, subject to vacation, and abandonment.

## INTENDED USE OF THE APPRAISAL

This appraisal is intended for the use of our client, The City of North Miami, to assist with their decision of the sale of the subject property subject to its vacation, and abandonment.

## MARKET VALUE DEFINED

Market value, as used in this appraisal report, is defined by the Appraisal Foundation, as:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

## PROPERTY INTERESTS APPRAISED

The subject is appraised on the basis of a fee simple estate. A fee simple estate may be defined as the largest possible estate in real property. It is also known as an absolute estate because a person in possession has no restrictions or limitations upon his ownership, except that imposed by the State. For instance: impositions of taxes, public safety regulations and purchase by the State for public use. Title to this estate may be acquired: by deed, will, inheritance, adverse possession and may also be granted by the Court.

## PROPERTY IDENTIFICATION

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The subject property, is a portion of the Right-of-Way at NW 13 Avenue and 119 Street, lying between Blocks 17 and 32, Sunkist Grove, 8/49, North Miami, FL. It is further described elsewhere in the report.

## SALES HISTORY

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No recorded ownership transfer in the last 3 years. The subject is not under contract or advertised for sale in the MLS service.

## SCOPE OF THE APPRAISAL

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There are several methods appraisers can employ when estimating land value. The six basic procedures are the Sales Comparison Approach, Allocation Method, Extraction, Subdivision Development Method, the Land Residual Technique, and the Ground Rent Capitalization Method. All six procedures are derived from the three basic approaches to value. Sales Comparison and income capitalization (i.e. Ground Rent Capitalization) can be directly applied to land valuation. Allocation and Extraction procedures reflect the influence of the Sales Comparison and Cost approaches; the Land Residual Technique is based on the income capitalization and the Cost Approach. Subdivision Development draws on elements of all three approaches. The Sales Comparison Approach will be used in this report.

The Sales Comparison Approach is a process of comparing actual comparable property sales. This approach to value is based upon the Principle of Substitution, which holds that "the value of a property tends to be set by the price that would be paid to acquire a substitute property of similar utility and desirability within a reasonable amount of time. This principle implies that the reliability of the Sales Comparison Approach is diminished if substitute properties are not available in the market." (The Appraisal of Real Estate, Twelfth Edition, page 418).

This approach is based upon the collection of similar sales and offering data for comparison. Market-derived adjustments for relevant factors can sometimes be extracted from these and other sales. The sales data is compared to the subject on the basis of those elements of comparison which include real property rights conveyed, financing terms, conditions of sale, and date of sale. Location and other physical characteristics are then considered. Physical characteristics typically used in comparison are shape, topography, utilities, zoning, frontage, and flood plain. Because adjustments for these relevant factors are market derived, the desires and actions of typical buyers and sellers are reflected in the comparison process. Listed on the following pages are sales, which were considered to be the most comparable to the subject property.

The subject property is vacant land. For purposes of this appraisal, the sales comparison approach will be used.

## FACTUAL DESCRIPTIONS

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### NEIGHBORHOOD DESCRIPTION

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A neighborhood can be defined as: "A portion of a larger community, or an entire community in which there is a homogeneous grouping of inhabitants, buildings, or business enterprises. Inhabitants of a neighborhood usually have a more than casual community interest and a similarity of economic level or cultural background. Neighborhood boundaries may consist of well-defined natural or manmade barriers or they may be more or less well defined by a distinct change in land use or in the character of the inhabitants.

Neighborhoods may be devoted to such uses as residential, commercial, industrial, agricultural, cultural, and civic activities, or a mixture of these uses. Analysis of the neighborhood in which a particular property is located, is important due to the fact that the various economic, social political, and physical forces which affect the neighborhood also directly influence the individual properties within it. An analysis of these various factors as they affect value of the subject property is presented in the following discussion.

The subject property neighborhood is a mixed use area of commercial, residential & public use district zones. NW 17 Avenue, on the west, Biscayne Blvd. (U.S. 1), on the east from NW/NE 151 Street on the north and NW/NE 107 Street on the south.

The immediate neighborhood and subject property are located on or near the major thoroughfare NW 12 Avenue as well as 119 Street an in close proximity to the Interstate I-95. Overall vacancy rates in the area for commercial and residential properties are estimated in the 5-10% range. All services such as water, electricity, telephone and sewer are available.

Conclusion. The subject property has an average/good location and exposure within the neighborhood with good accessibility to Interstate I-95.

## SITE ANALYSIS

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Location:	The subject property, is a portion of the Right-of-Way at NW 13 Avenue and 119 Street, lying between Blocks 17 and 32, Sunkist Grove, 8/49, North Miami, FL. It is further described elsewhere in the report.
Assessor's Parcel Number:	Folio: Not yet assigned
Land Area:	6,913 SF as per survey.
Shape:	Rectangular
Road Frontage:	± 64' along NW 119 Street & ±105' along 13 Avenue
Visibility:	Visibility from a public street and surrounding development is average.
Terrain:	Mostly level.
Utilities:	All utilities appear to be available.
Adjacent Properties:	The subject is part of an urban area with mostly mix commercial-residential & public use development.

North	Single Family
South	Commercial
East	Commercial
West	Commercial

Flood Zone:	Flood zone is "X", as identified by Panel # 12086 C 143 L, dated September 11, 2009.
Drainage:	Drainage appears to be Adequate, although an inspection was not made during a heavy rain period.
Landscaping:	None, site is filled to grade
Easements/Encumbrances:	Inspection did not reveal any easements that could affect marketability. In the performance of this appraisal, we did not find, nor were we made aware of an easements or encroachments (other than standard utility easements) that would have an adverse effect on the subject. We suggest that a legal opinion be obtained to ensure that no adverse easements or encroachments exist. The subject property is an alley and two abutting triangle shaped lots proposed for vacation and abandonment.

Zoning/Restrictions:

Underlying land use designation is Commercial zoning.

Environmental Regulations:

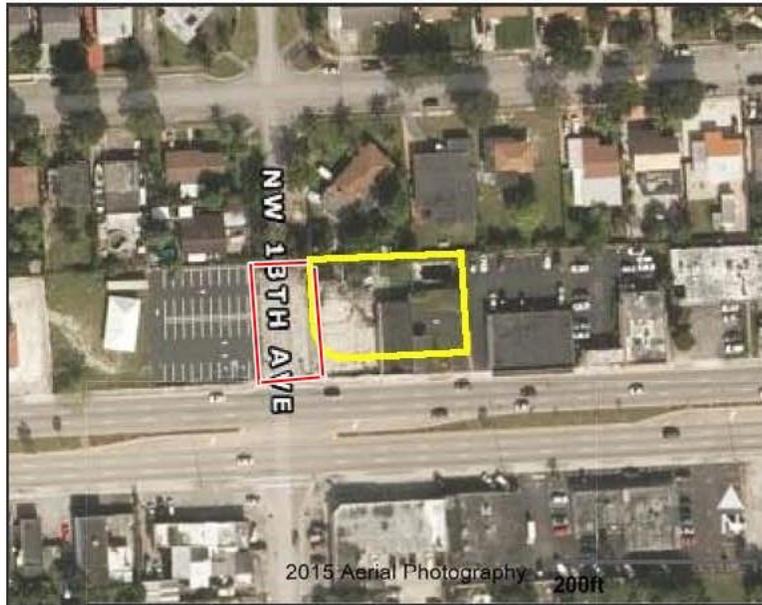
No hazardous materials were observed during inspection of the subject property. We have no knowledge of the existence of such materials on or in the property. We recommend the employment of a qualified environmental firm to detect any environmental problems which might exist, as we are not qualified in this area of expertise.

Conclusion:

The subject property has an average/good location and exposure within the neighborhood with good accessibility to NW 119 Street, a major area thoroughfare.

## AERIAL MAP

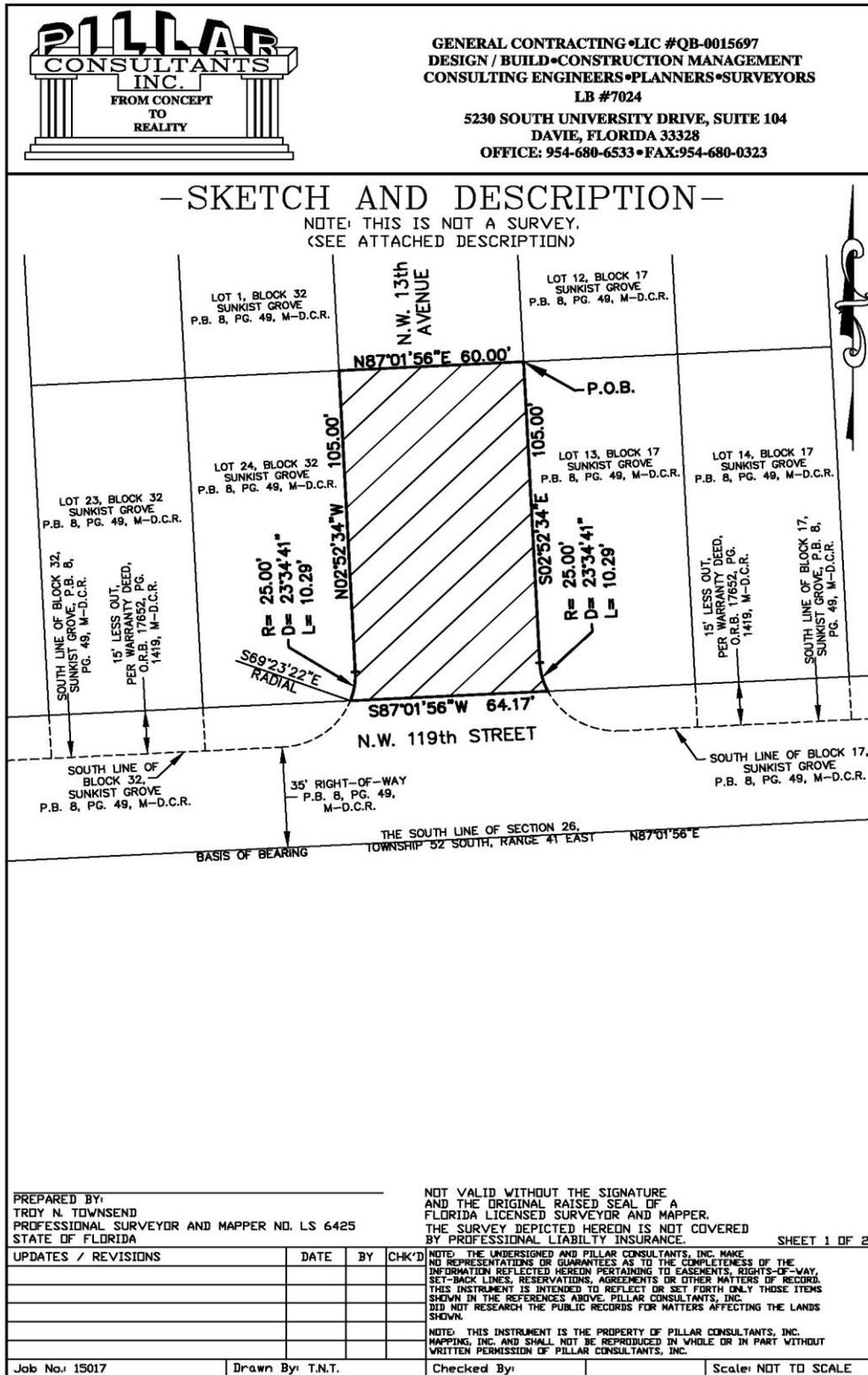
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SUBJECT IS RIGHT-OF-WAY (RED) WEST OF INDICATED PARCEL, BLOCK 17 (YELLOW)

**LOCATION SKETCH (NOT A SURVEY)**



**LAND DESCRIPTION (NOT LEGAL DESCRIPTION)**



**GENERAL CONTRACTING • LIC #QB-0015697**  
**DESIGN / BUILD • CONSTRUCTION MANAGEMENT**  
**CONSULTING ENGINEERS • PLANNERS • SURVEYORS**  
**LB #7024**  
**5230 SOUTH UNIVERSITY DRIVE, SUITE 104**  
**DAVIE, FLORIDA 33328**  
**OFFICE: 954-680-6533 • FAX: 954-680-0323**

**— SKETCH AND DESCRIPTION —**

NOTE: THIS IS NOT A SURVEY.  
(SEE ATTACHED SKETCH)

**LAND DESCRIPTION:**

A PORTION OF THE RIGHT-OF-WAY FOR NORTHWEST 13TH AVENUE, LYING BETWEEN BLOCKS 17 AND 32, SUNKIST GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 13, BLOCK 17, OF THE SAID SUNKIST GROVE; THENCE SOUTH 02°52'34" EAST, ALONG THE WESTERLY LIMITS OF THE SAID LOT 13, A DISTANCE OF 105.00 FEET TO THE POINT OF A CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 23°34'41"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 10.29 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY FOR NORTHWEST 119TH STREET; THENCE SOUTH 87°01'56" WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 64.17 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 24, BLOCK 32 OF THE SAID SUNKIST GROVE AND THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST, SAID POINT HAVING A RADIAL BEARING OF SOUTH 69°23'22" EAST, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 23°34'41"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 10.29 FEET; THENCE NORTH 02°52'34" WEST, ALONG THE EASTERLY LIMITS OF THE SAID LOT 24, A DISTANCE OF 105.00 FEET TO THE NORTHEAST CORNER OF THE SAID LOT 24; THENCE NORTH 87°01'56" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA. CONTAINING 6,913.7 SQUARE FEET (0.16 ACRES) MORE OR LESS.

**LEGEND:**

- M-D.C.R. - MIAMI-DADE COUNTY RECORDS
- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.B. - POINT OF BEGINNING
- P.B. - PLAT BOOK
- PG. - PAGE
- R - RADIUS
- L - LENGTH
- D - DELTA (CENTRAL ANGLE)

**SURVEYORS NOTES:**

1. BEARING REFERENCE:  
THE BEARINGS, AS SHOWN HEREON, ARE REFERENCED TO THE SOUTH LINE OF THE SECTION 26, TOWNSHIP 52 SOUTH, RANGE 41 EAST.  
SAID LINE BEARS NORTH 07°01'56" EAST.
2. THIS IS NOT A SURVEY. NO FIELD WORK WAS DONE DURING THE PREPARATION OF THIS SKETCH AND DESCRIPTION.

PREPARED BY:  
TRDY N. TOWNSEND  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS 6425  
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. SHEET 2 OF 2

UPDATES / REVISIONS	DATE	BY	CHK'D

NOTE: THE UNDERSIGNED AND PILLAR CONSULTANTS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE COMPLETENESS OF THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET-BACK LINES, RESERVATIONS, AGREEMENTS OR OTHER MATTERS OF RECORD. THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FORTH ONLY THOSE ITEMS SHOWN IN THE REFERENCES ABOVE. PILLAR CONSULTANTS, INC. DID NOT RESEARCH THE PUBLIC RECORDS FOR MATTERS AFFECTING THE LANDS SHOWN.

NOTE: THIS INSTRUMENT IS THE PROPERTY OF PILLAR CONSULTANTS, INC. PILLAR CONSULTANTS, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF PILLAR CONSULTANTS, INC.

Job No.: 15017      Drawn By: T.N.T.      Checked By:      Scale: NOT TO SCALE

## LOCATION MAP



**SUBJECT PHOTOGRAPHS**



**Subject Parcel views**





**Street view east & west**



## REAL ESTATE TAX INFORMATION

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The subject property, located in Miami-Dade County, Florida, is subject to Miami-Dade County ad valorem taxes on real and personal property, as well as city taxes if located in an incorporated area. The Florida Statutes provide for assessment and collection of yearly Ad Valorem Taxes on Real and Personal Property. However, the taxes are assessed, collected, and used on the local county level. The assessment for the property is established each year as of January 1 by the Miami-Dade County Property Appraiser's Office at 100% of "Just Value". The tax due is computed according to annual millage rates established by Miami-Dade County. Millage rates are the amount paid to each taxing body for every \$1,000 of assessed value. Taxes are payable in November with a 4% discount and become delinquent on April 1. Property is not yet assessed and a folio numbers will be assigned.

Folio to be assigned

Assessment Data: To be determined

Real Estate Taxes: To be determined

## ZONING

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The underlying land use designation is Commercial.

## HIGHEST AND BEST USE ANALYSIS

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Four criteria are examined in order to determine the highest and best use of the subject property. The criteria and their applicability to the subject are as follows:

**Legally Permissible:** a legally permissible use is determined primarily by current zoning regulations. However, other considerations such as long-term leases, deed restrictions, and environmental regulations may preclude some possible highest and best use.

**Physically Possible:** the size, shape and topography affect the uses to which land may be developed. The utility of a parcel is dependent on its frontage and depth. Sites with irregular shapes may be more expensive to develop, and topography or subsoil conditions may make utilization too costly or restrictive. Highest and best use as improved also depends on physical characteristics such as condition and utility.

**Financially Feasible:** the use of the property is analyzed to make a determination as to the likelihood that the property is capable of producing a return which is greater than the combined income needed to satisfy operation expenses, debt service, and capital amortization. Any use that is expected to produce a positive return is classified as financially feasible.

**Maximally Productive:** the use that provides the highest rate of return among financially feasible uses is the highest and best use. The use of the land must yield a profitable net return, and the quantity of land devoted to any specific use must be limited to that quantity which will yield a maximum return to each owner.

### Highest and Best Use

#### Legally Permissible

The current zoning forms the basis for the legal restraint on what improvements could be placed on the site. The subject site is zoned Commercial, North Miami, which permits most all commercial type dwellings and is the most liberal commercial zoning designation in North Miami

#### Physically Possible

The size and terrain is conducive for many types of development. The property visibility from the street is average/good, accessibility is average. The subject's size of 6,913 SF is sufficient to allow development. Most uses physically that could be placed on the site would have to be creative design or ancillary uses such as parking, setback requirements, etc.

### **Financially Feasible**

Financially feasible refers to legal uses which are physically possible and have a sufficient demand to produce a positive return. Once the physically possible and legally permissible potential land uses have been determined, the next step in estimating the highest and best use is to determine which uses are economically feasible. The legally permissible and physically possible use is Commercial development.

### **Maximally Productive**

The maximally productive use of the property is the use that results in the highest present value of the property. The Maximally Productive use of the site, is to hold as inventory for future development.

### **Conclusion**

The highest and best use of the subject is to hold the site as inventory for future development.

## SALES COMPARISON APPROACH

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The Sales Comparison Approach is a process of comparing actual comparable property sales. This approach to value is based upon the Principle of Substitution, which holds that "the value of a property tends to be set by the price that would be paid to acquire a substitute property of similar utility and desirability within a reasonable amount of time. This principle implies that the reliability of the Sales Comparison Approach is diminished if substitute properties are not available in the market." (The Appraisal of Real Estate, Twelfth Edition, page 418).

This approach is based upon the collection of similar sales and offering data for comparison. Market-derived adjustments for relevant factors can sometimes be extracted from these and other sales. The sales data is compared to the subject on the basis of those elements of comparison which include real property rights conveyed, financing terms, conditions of sale, and date of sale. Location and other physical characteristics are then considered. Physical characteristics typically used in comparison are shape, topography, utilities, zoning, frontage, and flood plain. Because adjustments for these relevant factors are market derived, the desires and actions of typical buyers and sellers are reflected in the comparison process. Listed on the following pages are sales, which were considered to be the most comparable to the subject property.

Listed on the following pages is the set of data that has been used to value the subject site.

### Comparable Sale 1



#### Location Data

Location: 1280 NE 141st Street  
North Miami, FL 33161  
Folio No: 06-2219-015-2320

#### Physical Data

Land Area: 11,637 SF  
Zoning: C-1, Commercial

#### Sale Data

Sale Price: \$112,000  
Sale Price/SF: \$9.62  
Date: February 2014  
Grantor: Muller & Deborah Tercier  
Grantee: WDHY 140 LLC  
  
Recorded at: 29025-3364  
Financing: No recorded mortgage.  
Confirmation Source: Miami-Dade County  
Sales History: No recorded sales prior three years.

#### Comments:

This comparable is the sale of a parcel of vacant land.

### Comparable Sale 2



#### Location Data

Location: 11110 NW 17 Avenue  
Miami, FL  
Folio No: 30-2134-011-1640 & 1630

#### Physical Data

Land Area: 11,506 SF  
Zoning: Commercial

#### Sale Data

Sale Price: \$90,000  
Sale Price/SF: \$7.82  
Date: October 2015  
Grantor: CJ Homes  
Grantee: CAS Properties  
  
Recorded at: 29795-2855  
Financing: No recorded mortgage.  
Confirmation Source: Miami-Dade County  
Sales History: No prior sales in the last 3 years

#### Comments:

This comparable is the sale of 2 adjacent vacant parcel of land. There are 3 additional parcels zoned residential that sold for \$30,000. Both sales were recorded under same warranty deed.

### Comparable Sale 3



#### Location Data

Location: 761 NW 117 Street  
Miami, FL  
Folio No: 30-3021-35-014-0281

#### Physical Data

Land Area: 6,120  
Zoning: Residential

#### Sale Data

Sale Price: \$35,000  
Sale Price/SF: \$5.71  
Date: July 2015  
Grantor: C/O Cervera Management  
Grantee: Legacy Rentals LLC

Recorded at: 29605-966  
Financing: None  
Confirmation Source: Selling Agent.  
Sales History: Prior sale in 7/2012

#### Comments:

This comparable is the sale of a parcel of vacant land on the market for 83 days. Presently being improved with construction of a new single family home.

## SALES ANALYSIS

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**Property Rights** - The transaction price of a sale is always based on the real property interest conveyed. In this instance, an adjustment for this attribute was not considered necessary.

**Financing Terms** - Prices paid in acquiring property may differ significantly due to the financing involved, if any. Cash or cash equivalencies are the basis of value, whereas extended, above market interest rate and/or leverage investor terms sales, generally represent the higher portion of a sales price range. Therefore, some methods of converting these financing terms to cash must occur so that the adjustment process may be applied to the sales. In reviewing the comparables, an adjustment was not required for atypical financing.

**Conditions of Sale** - Adjustments made for conditions of sale usually reflect atypical motivations of the buyer and seller at the time of conveyance. A sale may be transacted at a below market price if the seller needs cash in a hurry. A financial, business, or family relationship between the parties may also affect the price of property. Interlocking corporate entities may record a sale at a non-market price to serve their business interest. When non-market conditions of sale are detected in a transaction, the sale must be thoroughly researched before an adjustment is made. Within the confirmation process, detailed attention was made to ensure the conditions of each sale. Based upon the research performed, it is believed that all of the comparable sales involved regular arms-length transactions without the presence of duress or adverse market influence. As such, no adjustments were warranted.

**Market Conditions/Time** - Market conditions may change between the time of sale of a comparable property and the date of the appraisal of the subject property. Changed market conditions often result from various causes, such as inflation, changing demand, and changing supply. Time itself is not the cause for the adjustment. Although comparable sale #1 is an older sale, research indicates that values have remained stable. No adjustments are warranted for market conditions.

**Location** - Location considerations include such factors as proximity to surrounding land use plus accessibility to supporting development, transportation routes and major thoroughfare visibility. Comparable #1 is considered to have superior location warranting downward adjustments. Conversely, Sales #2 and #3 have inferior location and an upward adjustment is considered adequate.

**Size** - The subject is 6,913 SF in size. In mostly developed areas, larger sites sell for a lower price per SF. Sales #1 and #2 are larger than subject, warranting an upward adjustment. No adjustment for sale 3.

**Topography** - The subject has a level topography. The sales were all comparable in the topographic characteristics and therefore an adjustment was not deemed necessary.

**Zoning** - The subject is zoned Commercial, similar to sales #1 and #2. Comparable #3, has residential zoning, inferior to subject warranting an upward adjustment.

**Utilities** - The subject has utilities available. All of the comparables have similar access to utilities, no adjustment is warranted.

<b>Comp No.</b>	<b>Subject</b>	<b>1</b>	<b>2</b>	<b>3</b>
Date of Sale	---	February-2014	October 2015	July 2015
Sale Price	---	\$112,000	\$90,000	\$35,000
Land Area (SF)	6,913	11,637	11,506	6,120
Price/Square Feet	---	\$9.62	\$7.82	\$5.72
Property Rights	---	Fee Simple	Fee Simple	Fee Simple
Financing	---	None	None	None
Conditions of Sale	---	Typical	Typical	Typical
Topography	--	Level	Level	Level
Zoning	Commercial	Similar	Similar	Residential

**Quantitative Adjustments**

Property Rights				
Financing Terms				
Conditions of Sale				
Months Elapsed		22	2	5
Market Conditions/Time				
Location		Superior	Inferior	Inferior
Qualitative Analysis		-	+	+
Size		Larger	Larger	Comp[arable
Qualitative Analysis		+	+	
Topography		Comparable	Comparable	Comparable
Qualitative Analysis				
Zoning		Comparable	Comparable	Inferior
Qualitative Analysis				+
Utilities		Comparable	Comparable	Comparable
Qualitative Analysis				
Condition		Comparable	Comparable	Comparable
Qualitative Analysis				
Total Net Adjustments		=	+	+

## CONCLUSION

Sale 1 is the sale of a parcel vacant land that sold for \$9.62/SF of land. An upward adjustment is warranted for size and a downward adjustment is considered adequate due to superior location. Overall no adjustment is warranted and the subject should sell for a similar price per SF than the amount indicated by this sale.

Sale 2 is the sale of a multi parcel of vacant land that sold for \$7.82/SF. An upward adjustment is warranted for size as well as location, considered inferior to subject. Overall an upward adjustment is warranted and the subject should sell for a higher price per SF than the amount indicated by this sale.

Sale 3 is the sale of a multi parcel of vacant land that sold for \$5.72/SF. An upward adjustment is warranted for location and inferior zoning. Overall an upward adjustment is warranted and the subject should sell for a higher price per SF than the amount indicated by this sale.

The grid summarizes the adjustments made to each sale. It is the appraiser's opinion after reviewing these sales, the subject property site has a value of approximately \$9.00 per SF. The results of this analysis indicate that the subject site has an overall value of \$62,000 (Rounded).

### LAND SALES ANALYSIS

<b>Qualitative Analysis</b>		
Sale No.	Price/Square Feet	Net Adjustment
Sale 1	\$9.62	=
Subject	---	
Sale 2	\$7.82	+
Sale 3	\$5.72	+

<b>Concluded Value</b>			
Concluded Price/Square Feet		Square Feet	Value
<b>\$9.00</b>	x	<b>6,913</b>	= <b>\$62,000 RD</b>

## FINAL MARKET VALUE ESTIMATE

The Market Value of the Fee Simple interest of the subject property, subject to vacation, abandonment and closure, as of December 1, 2015, is estimated to be:

**SIXTY TWO THOUSAND DOLLARS**  
**\$62,000**

## CERTIFICATION OF VALUE

THE APPRAISER/S HEREBY CERTIFIES/Y:

1. That he/they have no undisclosed interest in the subject property and the object of this appraisal, either past, present or contemplated. That his/their employment and compensation for rendering his/their opinion in this report is/are not contingent upon the value found, nor upon anything else other than the delivery of this report for the predetermined fee.
2. That to the best of his/their knowledge and belief, everything contained in this report is true, that no important facts have been overlooked or withheld from the report and that no one provided significant real property appraisal assistance to the person/s signing this certification.
3. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and they are his/their personal, impartial, and unbiased professional analyses, opinions, and conclusions.
4. That the appraisal has been made and the report rendered strictly in accordance with guidelines established by the Uniform Standards of Professional Appraisal Practice promulgated by the Appraisal Standards Board of the Appraisal Foundation; and Title XI of the Federal Financial Institution Reform Act of 1989. The use of this report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Sub-committee of the Florida Real Estate Commission.
5. That the estimated value of the property described herein is as defined elsewhere in this report and that the contract for the appraisal of said premises is fulfilled by the signer/s hereto upon the delivery of this appraisal duly executed.
6. Connie Nappier III personally inspected the subject property. The signors of this report have performed no services, appraisal or otherwise, related to the subject property, in the three years preceding acceptance of this assignment.
7. The appraisal is of the date specified in this report and covers the premises described as M/L A portion of the Right-of-Way at NW 13 Avenue and 119 Street, lying between Blocks 17 and 32, Sunkist Grove, 8/49, North Miami, FL.

The Market Value of the Fee Simple interest of the subject property, subject to vacation and abandonment as of December 1, 2015, is estimated to be:

**SIXTY TWO THOUSAND DOLLARS**  
**\$62,000**



José A. Ortega  
State Certified General Real Estate  
Appraiser RZ 1247



Connie Nappier III  
State Certified Residential Real Estate  
Appraiser RD 2360

## ASSUMPTIONS AND LIMITING CONDITIONS

I/we assume no responsibility for matters legal in nature, nor do I/we render any opinion as to the title, which is assumed to be marketable. The property is appraised as though under responsible ownership.

The sketch in this report is included to assist the reader in visualizing the property, and I/we assume no responsibility for its accuracy. I/we have made no survey of the property and no responsibility is assumed for this matter.

I/we are not required to give testimony or appear in court because of having made this appraisal with reference to the property in question, unless previous arrangements have been made therefore.

The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

I/we assume that there are no hidden or unapparent conditions of the property, subsoil or structures, which would render it more or less valuable. I/we assume no responsibility for such conditions or for engineering, which might be required to discover such factors.

Information, estimates and opinions furnished to me/us and contained in this report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy can be assumed by me/us.

Neither all nor any part of the contents of this report, or copy thereof, shall be used for any purpose by any but the client without the previous written consent of the appraiser/s and/or of the client; nor shall it be conveyed by any, including the client, to the public through advertising, public relations, news, sales or other media, without the written consent and approval of the authors, particularly as to valuation conclusions, the identity of the appraisers, or a firm or firms with which he is connected, or any reference to any professional society or institute or any initialed designations conferred upon the appraisers.

Both legal descriptions and dimensions are taken from sources deemed authoritative; however, no responsibility is assumed.

A survey, by a licensed surveyor or engineer, is recommended.

Value is reported in Dollars on the basis of the national economy prevailing on the date of the appraisal. The appraisal is of the date specified and covers only the described premises. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

The reader is reminded that when the replacement cost estimate is developed in the report, it is a fair assumption, but nevertheless an assumption which could very well be an over or under estimate since the appraiser is not an expert in construction and should only be used as a guide to any decision. A general contractor or architect should be consulted for an expert opinion.

To the best of my/our knowledge and believe, the appraisal complies with the guidelines established by the Uniform Standards of Professional Appraisal Practice promulgated by the Appraisal Standards Board of the Appraisal Foundation; and Title XI of the Federal Financial Institution Reform Act of 1989.

The principal signatory of this appraisal is a State Certified General Appraiser in the State of Florida and has completed all continuing education requirements for certification until November 2016.

All other persons signing this appraisal are properly registered with the DBPR Board of Real Estate in Florida and have completed all continuing education requirements through November 2016.

**ENVIRONMENTAL DISCLAIMER:** Routine inspection of and inquires about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively. This notwithstanding, the value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous materials and environmental conditions on or around the property that would negatively affect its value.

Clearly observable, possible hazardous conditions within the neighborhood, or proximity to the subject property, are addressed in the body of this report. Possible hazardous conditions include stored chemicals, wastes, storage tanks and materials potentially containing asbestos or PCB's. Any market indicated penalties or premiums would be dealt with in the market data analysis.

The American with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey analysis to determine whether or not property is in compliance with act requirements. It is possible that a compliance survey report could reveal that the property in not in compliance with some of the requirements. If so, this could have a negative effect upon the value. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of the ADA in estimating the value of the property.

## QUALIFICATIONS OF THE APPRAISER

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JOSÉ A. ORTEGA  
1393 SW 1 STREET, 205  
MIAMI, FLORIDA 33135  
TELEPHONE (305) 856-3866 – FAX (305) 285-2524  
E-MAIL: [JOSE@MTOREALTY.COM](mailto:JOSE@MTOREALTY.COM) - [MTOREALTY@GMAIL.COM](mailto:MTOREALTY@GMAIL.COM)

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PERSONAL: Engaged full time in real estate since 1971  
Resident of Miami-Dade County, Florida

EDUCATION: Graduate of University of Miami, Bachelors in Education Degree.  
Graduate of Realtors Institute, National Association of Realtors (GRI)

LICENSES HELD  
IN THE STATE OF  
FLA: Real estate broker (to 03-31-2016)  
State-certified general real estate appraiser RZ 1247 (to 11-30-2016)

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### WORK HISTORY:

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1988 TO  
PRESENT Real Estate Appraiser, MTO Realty, Inc.

2002 TO  
PRESENT Special Magistrate, Miami-Dade County Value Adjustment Board (VAB)

1986-87 Real Estate Broker and Appraiser, Real Estate Appraisers & Consultants, Inc.

1985-86 Instructor of residential real estate appraising for National Association of Appraisers

1982-85 Real Estate salesman and chief appraiser, Ancla Realty

1981-82 Sales and Rental Manager, Wildwood River Villas, Ltd., Supervision of physical renovation of 95 apartments for condominium conversion project

1971-82 Real Estate salesman at Marvin Rosen and Associates and Greater Miami Realty.

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**REAL ESTATE EDUCATION:**

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PRESENT thru 1996: Continuing education courses for appraisal recertification.

-2005- Highest & Best Use & Market Analysis, sponsored by the Appraisal Institute.

-1995: Attendance to seminars sponsored by the Appraisal Institute.

-1994: Various seminars sponsored by the Appraisal Institute.

-1993: Effects of Hurricane Andrew in the present real estate market, sponsored by the Appraisal Institute

-1992: Attendance to various seminars, sponsored by the Appraisal Institute.

-1991: Attendance to several seminars, sponsored by The American Society of Appraisers and by the Appraisal Institute. Completed courses and obtained State Certified General Appraiser designation.

-1990: Equivalent education Course 5212, for Real Estate Certified Appraiser designation. National Society of Fee Appraisers

-1988; Standards of Professional Practice, American Institute of Real Estate Appraisers

-1987; Uniform Appraisal Report Form, seminar, NSFA. 1A1, Real Estate Appraisal Principles, American Institute of Real Estate Appraisers

-1985; Review appraising seminar, NARAMU Commercial appraising, NSFA, Miami Dade Junior College.

-1984; Residential Real Estate Appraising, NSFA, Miami Dade Junior College.

Certified Review Appraiser's course, NARAMU Narrative appraisal, NSFA, Miami Dade Junior College

-1983; Appraisal workshop, Isla Morada, Florida NSFA

-1974; Courses taken in Orlando, Florida, during the Realtors Institute sponsored by FAR.

-1974; Courses taken in St. Petersburg, Florida, during the Realtors Institute sponsored by the Florida Association of Realtors.

-1974; Courses taken in Boca Raton, Florida, during the Realtors Institute, sponsored by the Florida Association of Realtors.

-1971; Investment Seminar. Miami Board of Realtors

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## APPRAISAL ASSIGNMENTS

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Assignments have included the appraisal of: Single family residential dwellings, duplexes, apartment buildings, strip centers, shopping centers, office buildings, warehouses, condominiums (offices, warehouses and residential), condo conversions of offices, warehouses and apartment buildings, vacant land, acreage, subdivisions developments and special use properties such as gas stations, schools, libraries, churches, etc.

Testimony as expert witness, in both bankruptcy and divorce courts of Miami-Dade County, Florida.

Assignments have been completed throughout the State of Florida (Duval, Orange, Osceola, Polk, St. Lucie, Palm Beach, Charlotte, Collier, Sarasota, Miami-Dade, Broward & Monroe Counties.

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APPRAISAL SERVICES PROVIDED TO:

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PARTIAL LIST

Ocean Bank  
Total Bank  
One United Bank  
Intercredit Bank  
Sun Coast  
Banco Popular, NA  
BankAtlantic  
Union Credit Bank  
US Century Bank  
Banco do Brazil  
Eastern National Bank  
First Bank of Miami  
FDIC  
Regions Bank  
City of Miami  
Capital International Financial, Inc.  
Taiwan Business Bank  
Novelle Financial Services  
Halpern & Associates  
The Loan Office  
The Money Store  
Princeton Financial Corporation  
Main Street Mortgage  
Berman Mortgage Corporation  
Approved Mortgage Corporation  
Service Mortgage Corporation  
Universal American Mortgage  
Financial Research Services  
Secure Mortgage, Inc.  
The Financial Group, Inc.  
Federated Home Mortgage  
Norwest Mortgage, Inc.  
Countrywide Funding Corporation  
NationsBank Mortgage Corp.  
First Bankers Mortgage Services, Inc.  
Fleet Mortgage Corporation  
Coastal Federal Mortgage Corp  
Hollywood Mortgage Corp.  
Executive Funding Corp  
Great Lakes Mortgage Corporation  
Interamerican Financial Services  
Financial Research Services, Inc.  
Florida Mortgage Underwriters  
Universal American Mortgage  
Royal Mortgage Services

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**  
**FLORIDA REAL ESTATE APPRAISAL BD**

LICENSE NUMBER
RZ1247

The CERTIFIED GENERAL APPRAISER  
Named below IS CERTIFIED  
Under the provisions of Chapter 475 FS.  
Expiration date: NOV 30, 2016

ORTEGA, JOSE A  
2000 NW 96 AVENUE, FLOOR 2, REAR  
DORAL FL 33172



ISSUED: 12/02/2014

DISPLAY AS REQUIRED BY LAW

SEQ # L1412020001968

**QUALIFICATIONS OF THE APPRAISER**

**CONNIE NAPPIER III**  
**1393 S.W 1<sup>ST</sup> ST. SUITE 205**  
**MIAMI, FLORIDA 33135**  
**(305) 773-7532 OFF.**  
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**EDUCATION: GRADUATE-UNIVERSITY OF MASSACHUSETTS, B.A.**  
**BUSINESS MARKETING 1982**

**REAL ESTATE SALESMANS LICENSE 1984, FLORIDA**

**STATE CERTIFIED RESIDENTIAL REAL ESTATE**  
**APPRAISER #2360, FLORIDA**

**FHA/HUD APPRAISER**

**PROFESSIONAL: VICE PRESIDENT, CHIEF APPRAISER RESIDENTIAL**  
**DIVISION, MTO REALTY INC. 1990-PRESENT**

**STAFF APPRAISER RESIDENTIAL DIVISION, MTO**  
**REALTY INC. 1985-1990**

**TYPES OF APPRAISAL ASSIGNMENTS: SINGLE**  
**FAMILY RESIDENCES, DUPLEXES, SUBDIVISION**  
**DEVELOPMENT, REVIEW APPRAISAL, VACANT LAND,**  
**ACREAGE, CONDOMINIUMS (COMMERCIAL &**  
**RESIDENTIAL), CONDO, HOTELS, APARTMENT**  
**BUILDINGS, OFFICE BUILDINGS, WAREHOUSES,**  
**SHOPPING CENTERS, CHURCHES.**

**APPRAISAL**  
**SERVICES**  
**PROVIDED**  
**TO:**

**SUNBELT LENDING SERVICES, U.S. BANK, OCEAN**  
**BANK, BANK OF AMERICA, FLAGSTAR BANK, NA.,**  
**BANCO POPULAR, CITIBANK N.A., ONE UNITED BANK,**  
**TOTALBANK, COCONUT GROVE BANK., MICHIGAN**  
**MUTUAL, U.S. SECURITY BANK N.A. ,GREAT FLORIDA**  
**BANK, PROVIDENT FUNDING, NATIONSTAR MTG.,**  
**CITY OF MIAMI GARDENS NSP, FHA, PRIVATE:**  
**PROPERTY TAX APPEAL, DIVORCE, EXPERT WITNESS.**

**QUALIFICATIONS OF THE APPRIASER**  
**(continuation)**

**PROFESSIONAL REFERENCES:**

Kevin Cohee, CEO, Chairman  
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Marc Halpern, CEO  
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Ojeda@totalbank.com

[Appraisal services provided to: Miami-Dade & Broward Counties](#)

## MIAMI-DADE COUNTY DATA

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Miami-Dade County, Florida is located in the southeast portion of Florida's east coast and is the southernmost county situated on Florida's mainland. The county has 35 municipalities, including Miami, the county seat (second-largest city in Florida); Hialeah (sixth-largest city); Miami Beach; Coral Gables; Key Biscayne, South Miami, Pinecrest, Aventura and Homestead.

The major portion of the county is on the west side of Biscayne Bay, the entryway to all docking facilities. The Atlantic Ocean is the eastern boundary of the county and is accessible via four causeways in the city proper. Miami-Dade County is Florida's largest county and the eight most populous in the US, with an estimated population, as of the 2010 US Census, of 2,496,435 persons, making it the most populous county in Florida (13% of the state population), and the eighth most populous county in the United States.

The population density within the urban area is 5,896 people per square mile. Approximately 420 square miles (excludes bay and coastal water) of the County are within the urbanized area, while the total county land area currently covers a total of 2,420 square miles (1,921 square miles of land and 499 square miles of water) and is bound by Biscayne Bay and the Atlantic Ocean to the east, Everglades National Park to the west, the Florida Keys to the south, and Broward County to the north.

Miami-Dade County is the only metropolitan area in the United States that borders two national parks: Biscayne National Park and Everglades National Park. The Greater Miami area is the center for international commerce in the southeastern United States and its proximity to the Caribbean, Mexico, and Central and South America makes it a natural center of trade to and from North America.

In addition, the international background of many of its residents is an essential labor force characteristic for multi-national companies which must operate across language and cultural differences. The County had the highest concentration of international bank agencies on the east coast south of New York City, with a total of 21 foreign chartered banks and over \$7.2 billion on deposit as of 2011.

Approximately one half of the people living in Miami-Dade County in 2010 were foreign born. Among people at least five years old living in Miami-Dade County in 2010, 71 percent spoke a language other than English at home. Of those speaking a language other than English at home, 88 percent spoke Spanish and 12 percent spoke some other language.

In 2011, there were 13 Edge Act banks throughout the United States; four of those institutions were located in the County. Edge Act Banks are federally chartered organizations offering a wide range of banking services, but limited to international transactions only. The favorable geographic location of the County, a well-trained labor force and the favorable transportation infrastructure have allowed the economic base of the County to expand by attracting many national and international firms doing business in Latin America, the Caribbean, the United States and the rest of the world. Among these corporations with world and /or national headquarters in the County are: Burger King Corporation, Royal Caribbean Cruises. Ltd., and Lennar Corporation. Those corporations with Latin American regional headquarters include: FedEx Corporation, Kraft Foods International, AIG Latin America, and HBO Latin America Media Services.

The Greater Miami area is also a leading center for tourism in the State. Miami ranks second behind Orlando as a destination for non-residential air travelers. It is also the principal port of entry in the State for international air travelers. During 2010, over 69 percent of international air travelers entering the State arrived through Miami International Airport.

Miami-Dade County enjoys an excellent geographic location allowing it to serve as a gateway to the Caribbean and Latin America. Furthermore, while a tourist destination in itself, it is also within a day's drive to some of Florida's major tourist destination cities, as shown in the following table:

<b>City</b>	<b>Miles From Miami</b>
Fort Lauderdale	25
West Palm Beach	74
Key West	160
Orlando	232
Clearwater	286
Tampa	309
Tallahassee	484

Source: Rand McNally Florida Mileage Chart

The growth in business relations between Latin America and Miami-Dade County has been accompanied by major increase in tourism from Latin America. Latin American tourists who enjoy shopping in the United States represent a major demand segment in the Miami-Dade County's lodging and retail markets.

**POPULATION**

The following tables are compiled from several published studies regarding the Miami-Dade population.

**Miami-Dade County Population: 2000 to 2010**

March 31	Resident Population	Five Year Change		
		Total	Net Migration	Natural Increase
2000	2,253,485			
2005	2,403,472	149,987	80,782	69,205
2010	2,496,435	92,963	85,571	7,392
Average Annual Population Change by Decade				
1961 - 1970		33,295	25,511	7,784
1971 - 1980		35,800	32,025	3,775
1981 - 1990		30,731	20,163	10,568
1991 - 2000		28,648	14,712	13,936
2000 - 2010		24,295	13,028	11,267

Data Source: U.S.Census Bureau Decennial Census, American Community Survey.

**Miami-Dade Household & Family Types**

	Population	Perct.
<b>Households</b>		
Total households	867,352	100%
Family households	602,911	69.5%
Nonfamily households	264,441	30.5%
Average household size	2.83	-
Average family size	3.33	-
<b>Families</b>		
Families	602,911	100%
With related children under 18 yrs	308,224	51.1%
With own children under 18 yrs	265,522	44.0%
Husband-wife families	380,241	100%
With related children under 18 yrs	183,583	48.3%
With own children under 18 yrs	165,530	43.5%
Male householder, no wife	59,733	37%
With related children under 18 yrs	28,662	17.6%
With own children under 18 yrs	22,851	14.0%
Female householder, no husband	162,937	100%
With related children under 18 yrs	95,979	58.9%
With own children under 18 yrs	77,141	47.3%

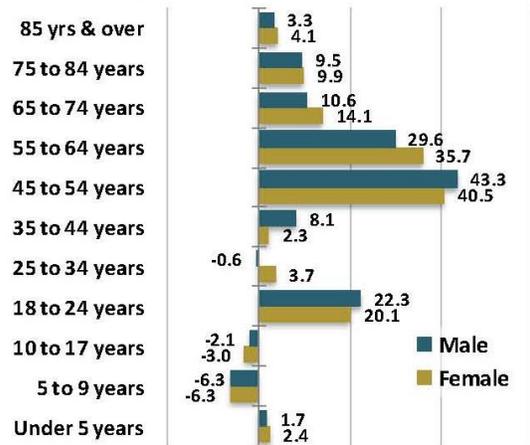
Source: U.S Census Bureau 2010 Decennial Census.

**Key Miami-Dade Population Characteristics 2010**

	Population	Perct.
<b>Total</b>	<b>2,496,435</b>	<b>100%</b>
Hispanic or Latino (of any race)	1,623,859	65.0%
Not Hispanic or Latino	872,576	35.0%
White	383,551	15.4%
Black or African American	425,650	17.1%
Asian	35,841	1.4%
American Indian & Alaska Native	2,014	0.1%
All Others (Including 2 or more races)	25,520	1.0%
<b>Male</b>	<b>1,218,260</b>	<b>48.8%</b>
<b>Female</b>	<b>1,278,175</b>	<b>51.2%</b>
<b>Under 18 years</b>	<b>545,728</b>	<b>21.9%</b>
Under 5 years	149,937	6.0%
18 to 24 years	247,340	9.9%
25 to 44 years	712,864	28.6%
45 to 64 years	638,490	25.6%
65 years and over	352,013	14.1%
85 years and over	45,866	1.8%
<b>Median age (years)</b>	<b>38.2</b>	<b>-</b>

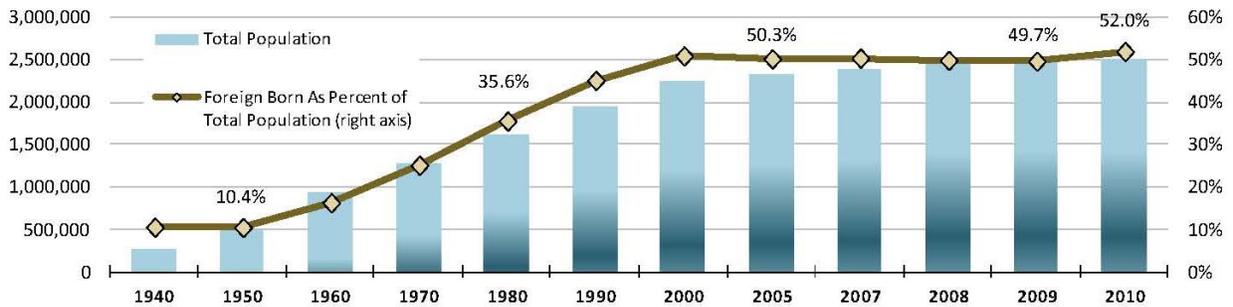
Source: US Census Bureau 2010 Decennial Census.

**Change in Population 2000-2010  
By Age Group and Gender in '000s**



Data Source: US Census Bureau Decennial Census 2000, 2010.

**Total Population and Percent of Foreign Born Population 1940 - 2010**



Source: U.S. Census Decennial Census, 1940 - 2010; American Community Survey 2005 - 2009.

## HOUSING

### Housing Unit Distribution & Value of Owner-Occupied Units

2010					
Total Housing Units	989,439		Owner Occupied Units 461,464		
Occupied units	809,689	82%	Less than \$100k	68,276	15%
Owner-occupied	461,464	57%	\$100k to \$149.9k	69,548	15%
Renter-occupied	348,225	43%	\$150k to \$199.9k	84,157	18%
Vacant units	179,750	18%	\$200k to \$299.9k	113,624	25%
			\$300k to \$499.9k	78,650	17%
			\$500k to \$999.9k	32,075	7%
Owner vacancy rate	4.6%		\$1,000k or more	15,134	3%
Rental vacancy rate	9.7%		Median (dollars)	\$207,100	

### Miami-Dade County Realtor Sales & Median Price

	Single Family Homes		Condominiums	
	Average Sales/Mo	Median Price	Average Sales/Mo	Median Price
2006	724	\$375,125	819	\$259,083
2007	441	\$377,842	481	\$271,983
2008	365	\$287,258	382	\$239,367
2009	557	\$195,300	571	\$142,500
2010	596	\$193,400	771	\$125,788
2011	826	\$171,783	1,251	\$114,067

Source: Florida Association of Realtors.

### Selected Monthly Housing Costs\* for Owners & Renters

	2010		2005	
	Units	%	Units	%
<b>Units with a mortgage</b>	<b>321,386</b>	<b>321,386</b>	<b>359,180</b>	<b>359,180</b>
Less than \$300	61	0.0%	437	0.1%
\$300 to \$499	2,719	0.8%	5,332	1.5%
\$500 to \$699	9,331	2.9%	15,146	4.2%
\$700 to \$999	28,792	9.0%	46,572	13.0%
\$1,000 to \$1,499	76,232	23.7%	113,300	31.5%
\$1,500 to \$1,999	73,995	23.0%	80,973	22.5%
\$2,000 or more	130,256	40.5%	97,420	27.1%
<b>Median (dollars)</b>	<b>1,779</b>		<b>1,494</b>	
<b>Units paying rent</b>	<b>334,497</b>	<b>321,386</b>	<b>338,159</b>	<b>338,159</b>
Less than \$200	12,181	3.8%	14,625	4.3%
\$200 to \$299	12,181	3.8%	10,907	3.2%
\$300 to \$499	13,616	4.2%	24,048	7.1%
\$500 to \$749	44,770	13.9%	81,024	24.0%
\$750 to \$999	85,588	26.6%	115,170	34.1%
\$1,000 to \$1,499	115,032	35.8%	69,493	20.6%
\$1,500 or more	51,129	15.9%	22,076	6.5%
<b>Median (dollars)</b>	<b>997</b>		<b>816</b>	

Source: US Census Bureau American Community Survey 1 Year Survey, 2010

\* Selected monthly owner costs include mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees.

## Transportation, trade and tourism

Miami and Miami Beach attract visitors worldwide. The tourism sector continues to perform well, with hotel occupancy rates, hotel room rates, and room inventory all registering year over year gains in 2011. A record 13.4 million people visited Miami-Dade County in 2011, an increase of 6.7% from 2010. Those visitors spent \$20.7 billion. International visitors make up 48% of the overnight guests in Miami-Dade County, but they account for 70% of the visitor spending. About 71% of visitors came for leisure, and 12% for business. A total of 41% of overnight guests stayed on Miami-Beach, and 22% downtown.<sup>1</sup>

Miami International Airport (MIA) continues to be an economic engine for Miami-Dade County and the State of Florida. The most recent economic impact study (performed every three years), indicated that MIA has an annual financial impact of \$26.7 billion. MIA and aviation related industries contribute 282, 043 jobs directly and indirectly to the South Florida economy, and are responsible for one out of every four jobs.

The airport offers flights to nearly 150 cities on four continents. MIA's strongest market, the Latin American/Caribbean region, was served by more passenger flights from the airport than any other US Airport. MIA is also a major cargo hub for the Americas. During 2011 (most recent available) the airport handled 82% of all air imports and 81% of all air exports between the USA and Latin American/Caribbean region. In 2011, cargo tonnage totaled 2,006,721 tons, an increase of 0.8% over the prior year. The airport was also the nation's number one airport in international freight and second in international passenger traffic during calendar year 2011.

A major \$6.5 billion renovation project is underway at the airport. Projects totaling \$4.3 billion have been completed (as of 9/30/12, end of most recent fiscal year). Major projects included the new 50-gate "Concourse D", along with the Sky Train to connect the terminal to the airport. Another major project is the MIA Mover, a train linking the airport terminal with off-airport rental car center and ground transportation hub, which is now fully functional.<sup>2</sup>

Another major economic driver is the Port of Miami, which has a total economic impact of more than \$17 billion a year and generates more than 176,000 jobs. Port revenues last year totaled more than \$101 million.

The Port of Miami offers services to nearly two dozen of the world's leading cargo lines, reaching some 250 ports in more than 100 countries. Cargo activity is expected to increase with the completion of the Miami Harbor Project, deepening the channel along the main cargo berths to a depth of 50 feet. This project is expected to be completed by 2015.

At the Port, cargo activity increased by approximately 0.2% in 2012 over the prior year, compared to an increase of approximately 7.1% in Fiscal Year 2011. Port officials expect cargo activity to increase slightly in Fiscal Year 2013.

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<sup>1</sup> From Greater Miami Convention and Visitors Bureau 2012 report

<sup>2</sup> From 2012 Miami-Dade Aviation Department Comprehensive Annual Financial Report

The Americas continue to represent a major share of the Seaport's total cargo. For fiscal year 2011, the Americas accounted for approximately 54% (Caribbean—16% South America—16%, Central America and Mexico—22%). This was followed by The Far East, Asia and the Pacific with 32%. The balance of approximately 14% consisted of Europe, North America, Middle East, Southwest Asia, and Africa.<sup>3</sup>

Metrorail, which opened in 1985, is a 24-mile rapid transit system on an elevated railway providing access to downtown Miami from portions of both south and north Miami-Dade county. It connects with Metromover, the first urban people mover in the country.

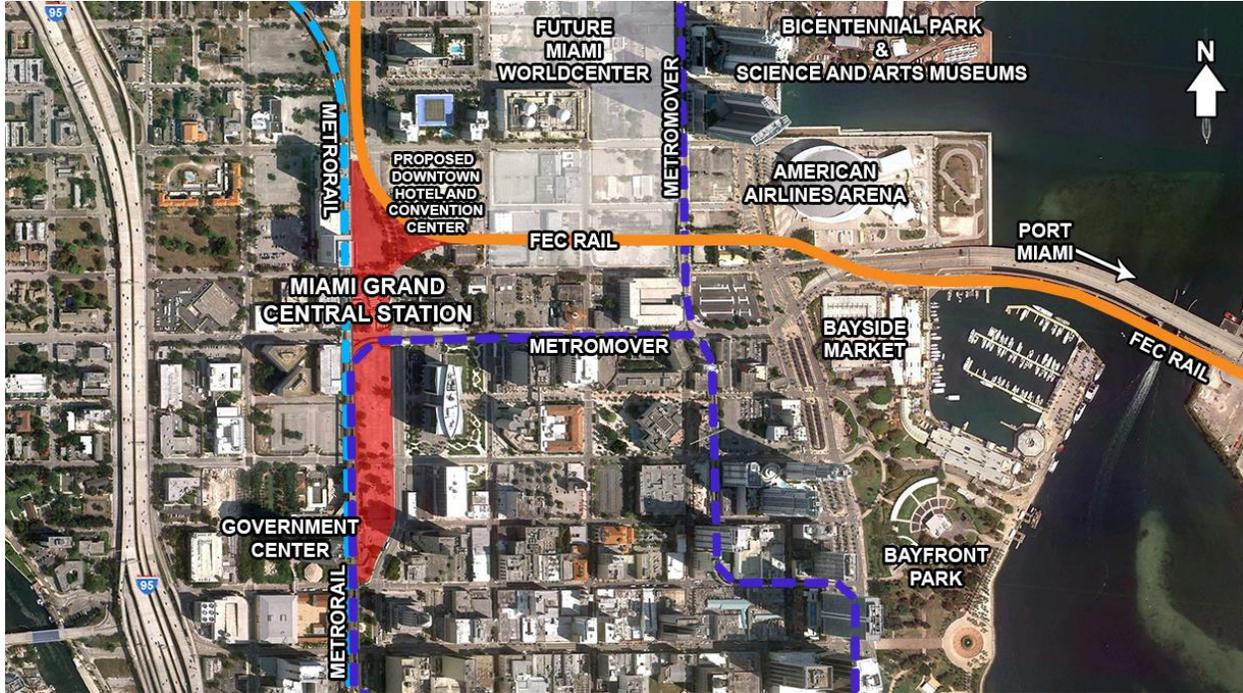
Metromover, a 30 station 5-mile system, loops through the center of downtown Miami's Community Business District and connects to some of the major structures. Metrobus provides the feeder system to Metrorail and bus service to all other parts of Miami-Dade County.

A network of 5,640 miles of roadway serves Miami-Dade County of which i-95, i-75, the Florida Turnpike and the Palmetto Expressway (SR-826) are the most utilized north/south highways while SR-112, SR-826 and SR-836 are the most utilized east/west expressways. US-1 and SR-A1A are also components of this network. Other primary thoroughfares include I-395 (east/west), I-195 (east/west), SR-94, SR-874, US-27, US-41 and US-441.

A significant train infrastructure project is currently under construction in the All Aboard Florida project. This is a \$1.5 billion project to build a Miami to Orlando passenger rail system. The train would begin in downtown Miami, where a terminal is under construction. Along with the train terminal, a large scale mixed use development, on the scale of similar large projects such as Brickell City Centre and Miami Worldcenter, with 1.5 million SF of office space, 785 residential units, an 820 room hotel and 450,000 SF of retail has been proposed. The train will have 16 stops and end at the Orlando airport. The trip will take  $\pm 3$  hours. The project is expected to launch by the end of 2015. The image on the page that follows shows the location of the Miami Grand Central Station

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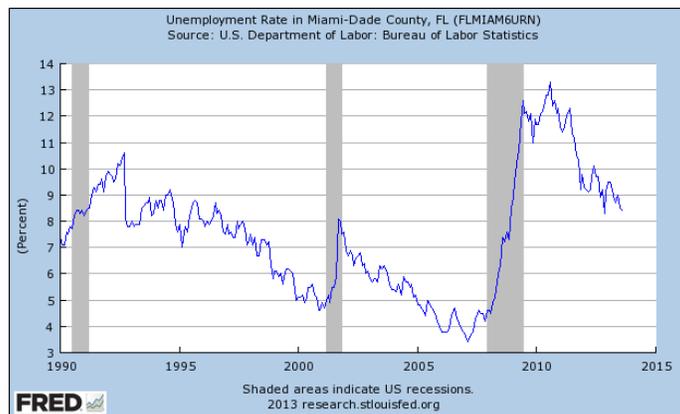
<sup>3</sup> From Miami-Dade Seaport Department Comprehensive Annual Financial Report, for fiscal year ended 9/30/2011



### EMPLOYMENT/ECONOMIC INDICATORS

2012 saw various economic indicators improve as compared to the previous year. Real GDP increased at a rate of 2.3% and inflation was 1.6%. National unemployment rate dropped from 9.7% to 8.5%.

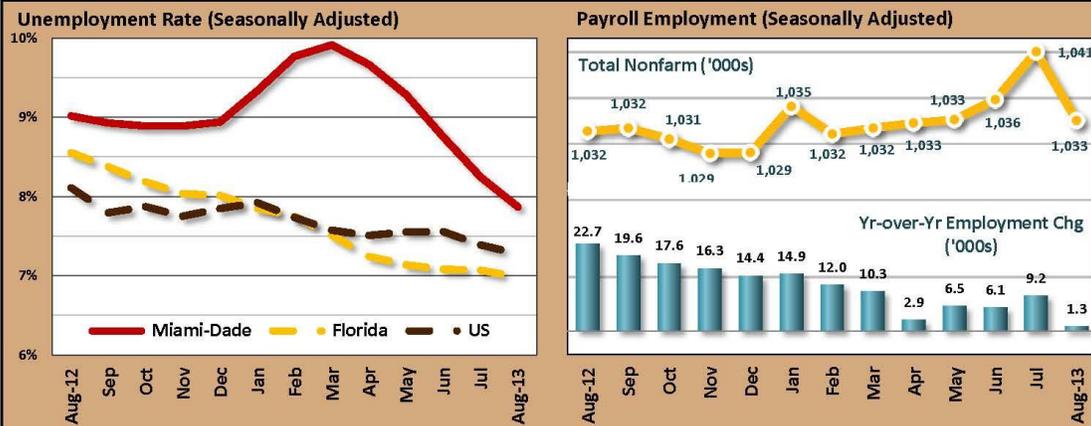
According to the most recent published report, from August 2013, Miami-Dade County's current unemployment rate is 8.4%, a decline of 0.1% from the previous month, and down 0.6% from June 2013. While recent trends have been positive, the current rate is still above historical norms for the past 25 years. The chart below shows unemployment rates for the past 25 years:



Miami-Dade County's rate has dropped from 9.7% to 8.4% from August 2012 to August 2013. Recent trends have been positive, as according to the most recent report, Florida added 16,640 private sector jobs in the most recent report, second only to California.

The following infographic comes from the Miami-Dade County Labor Market Report.

## Miami-Dade County Labor Market



### Miami-Dade Labor Force & Unemployment

	Aug-13 (p)	% Chg from Jul-13	% Chg from Aug-12
Labor Force	1,267,289	-0.8%	-2.3%
Employment	1,167,554	-0.4%	-1.1%
Unemployment	99,735	-5.3%	-14.7%
Unempl. Claims	7,112	-14.7%	-20.3%

	Aug-13 (p)	Jul-13 (r)	Aug-12
Unempl. Rate (%)	7.9%	8.2%	9.0%

Data Source: FL Dept. of Economic Opportunity (Seasonally Adjusted).

### National Indicators of "Hidden" Unemployment

Numbers in Thous.	Aug-13 (p)	% Chg from Jul-13 (r)	% Chg from Aug-12
Involuntarily P/T	7,911	-4.1%	-1.5%
Discouraged Workers*	866	-12.3%	2.6%

	Aug-13 (p)	Jul-13 (r)	Aug-12
Involuntarily P/T as a % of Nonfarm Empl.	5.5%	5.7%	5.7%
Unempl. Rate Incl. Discouraged Wrkrs*	7.8%	8.0%	8.6%

Data Source: Bureau of Labor Statistics; \* Not Seasonally Adjusted

### National Demographics of Unemployment Rate

	Aug-13 (p)	Jul-13 (r)	Aug-12
Overall	7.3%	7.4%	8.1%
White	6.4%	6.6%	7.2%
Black or African Amer.	13.0%	12.6%	14.1%
Hispanic or Latino	9.3%	9.4%	10.2%
Male	7.1%	7.0%	7.6%
Female	6.3%	6.5%	7.3%
Teens (16-19)	22.7%	23.7%	24.6%
Less than HS Diploma	11.3%	11.0%	12.0%
HS, No College	7.6%	7.6%	8.8%
Some College	6.1%	6.0%	6.6%
Bachelor's or Higher	3.5%	3.8%	4.1%

Data Source: Bureau of Labor Statistics.

### Miami-Dade Nonfarm Payroll Employment ('000s)

	Aug-13 (p)	% Chg from Jul-13 (r)	% Chg from Aug-12
<b>Total Nonfarm</b>	<b>1,033.2</b>	<b>-0.8%</b>	<b>0.1%</b>
<b>Private</b>	<b>901.0</b>	<b>-0.7%</b>	<b>0.9%</b>
Goods Prod.	66.4	-1.4%	-1.5%
Construction	30.6	-2.4%	-2.7%
Manufacturing	35.8	-0.6%	-0.4%
<b>Private Service</b>	<b>834.3</b>	<b>-0.6%</b>	<b>1.0%</b>
Wholesale Trade	75.7	2.0%	3.9%
Retail Trade	138.4	-0.5%	3.2%
Transp.-Wrsg-Util.	62.1	-0.6%	-0.8%
Information	17.8	-1.1%	-0.2%
Financial Activities	73.1	0.0%	3.1%
Prof./Bus. Serv.	137.2	-1.1%	-0.4%
Educ./Health Serv.	161.4	-1.3%	-0.7%
Leisure/Hosp.	123.2	-1.7%	2.4%
Other Serv.	45.5	0.4%	-2.8%
<b>Total Govt</b>	<b>132.2</b>	<b>-1.4%</b>	<b>-4.6%</b>

Data Source: FL Dept. of Economic Opportunity. (Seasonally Adjusted by OEDT)

### Average Private Weekly Hours & Earnings

	Aug-13 (p)	Jul-13 (r)	Aug-12
U.S. Hours	34.5	34.4	34.4
U.S. Earnings	\$829.73	\$825.60	\$809.43
Miami-Dade Hours	34.8	34.6	35.0
Miami-Dade Earnings	\$783.00	\$776.08	\$778.75

Data Source: Bureau of Labor Statistics.

Note: Numbers are seasonally adjusted unless otherwise indicated. (p): preliminary (r): revised

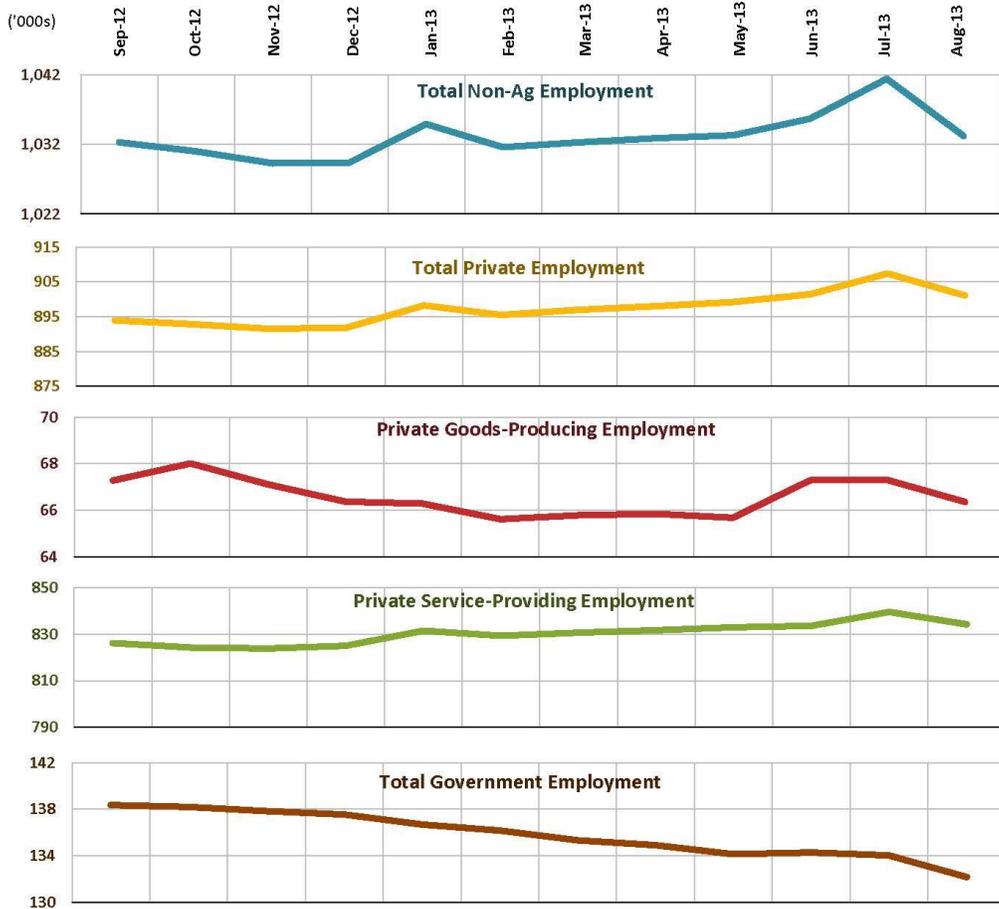
For additional information visit our website at:  
<http://www.miamidade.gov/business/economic-development>  
 Dr. Robert D. Cruz, Chief Economist (305) 375-1879  
 Mr. Robert Hesler, Sr. Economic Analyst (305) 375-4811

Released Sep 2013

**PAYROLL EMPLOYMENT SUMMARY (Seasonally Adjusted)**

Source: FL Dept. of Economic Opportunity,  
RER Economic Analysis & Policy

	Thousands of Employees						Chg from		% Chg from		
	Aug-13	Jul-13	Jun-13	May-13	Apr-13	Mar-13	Aug-12	Jul-13	Aug-12	Jul-13	Aug-12
<b>Total Non-agricultural Employ</b>	1,033.2	1,041.4	1,035.7	1,033.3	1,032.9	1,032.3	1,031.9	-8.20	1.30	-0.8%	0.1%
<b>Total Private Employment</b>	901.0	907.4	901.4	899.2	898.0	897.0	893.4	-6.34	7.61	-0.7%	0.9%
<b>Private Goods Producing</b>	66.4	67.3	67.3	65.7	65.8	65.8	67.4	-0.95	-1.00	-1.4%	-1.5%
Construction	30.6	31.3	31.3	30.5	31.1	31.2	31.4	-0.74	-0.84	-2.4%	-2.7%
Manufacturing	35.8	36.0	36.0	35.2	34.7	34.6	35.9	-0.21	-0.16	-0.6%	-0.4%
<b>Private Service Providing</b>	834.3	839.7	833.7	833.1	831.7	830.8	825.7	-5.39	8.62	-0.6%	1.0%
Wholesale Trade	75.7	74.2	74.3	75.3	75.5	74.6	72.8	1.51	2.82	2.0%	3.9%
Retail Trade	138.4	139.1	138.1	137.5	137.7	136.7	134.2	-0.67	4.23	-0.5%	3.2%
Transp-Whsg-Utilities	62.1	62.5	62.6	62.1	62.1	62.8	62.6	-0.35	-0.50	-0.6%	-0.8%
Information	17.8	18.0	18.0	17.8	17.8	17.7	17.8	-0.20	-0.04	-1.1%	-0.2%
Financial Activities	73.1	73.1	73.1	71.7	72.5	72.0	70.9	-0.01	2.17	0.0%	3.1%
Prof & Bus Services	137.2	138.7	138.8	137.9	136.7	137.1	137.7	-1.50	-0.56	-1.1%	-0.4%
Ed & Health Services	161.4	163.6	160.0	162.3	162.3	162.6	162.5	-2.21	-1.17	-1.3%	-0.7%
Leisure & Hospitality	123.2	125.4	124.3	123.9	122.6	122.2	120.3	-2.15	2.94	-1.7%	2.4%
Other Services	45.5	45.3	44.5	44.5	44.6	45.1	46.7	0.18	-1.29	0.4%	-2.8%
<b>Total Government</b>	132.2	134.0	134.3	134.1	134.9	135.3	138.5	-1.86	-6.31	-1.4%	-4.6%



## **Cultural**

Known mainly for its trendy night-clubs and oceanfront resorts, Miami-Dade County is also a recognized center for the fine arts and the performing arts, offering an array of enriching cultural activities. These include visits to area museums, Broadway plays, the Repertory Theater, the Philharmonic, the Opera Guild, and a large number of historical attractions and exhibits.

The Miami Art Museum, Museum of Contemporary Art, Miami Art Central, Wolfsonian-FIU and the Lowe Art Museum are filled with collections and exhibitions from all parts of the world. Every year, numerous arts festivals make their homes in Miami, including the world renowned Coconut Grove Arts Festival and Art Basel. The annual Art Basel exhibition. The newly opened Adrienne Arsht Center for the Performing Arts. The Miami City Ballet and New World Symphony. Numerous theaters and museums, including the Miami Art Museum and the Wolfsonian at Florida International University.

A new Miami Art Museum, with a construction cost of \$220 million, is currently under construction on a site adjacent to the American Airlines arena. The museum is scheduled to open in December 2013.

The Miami Beach Symphony Orchestra and the Greater Miami Opera Association both offer top-notch performances throughout the year. In addition, the Gusman Center features a variety of plays and dance from local, regional, and national troupes.

Clubs and restaurants, including the ever-changing, vibrant South Beach scene. Professional sports teams in football (Dolphins), baseball (Marlins), basketball (Heat) and hockey (Panthers). Attractions like the Miami Seaquarium, MetroZoo, Fairchild Botanical Tropical Garden and Monkey Jungle, and 80 parks. Everglades National Park.

## **Climate**

The subtropical marine climate of the Miami-Dade County area offers an average annual temperature of 75.5 degrees with an average annual low and high of 68.7 and 82.6 degrees respectively. The normal precipitation is 57.6 inches.

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## EDUCATION

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The educational opportunities in Miami-Dade County are numerous. The county is served by over 900 public and private secondary and elementary schools; the public schools alone combined to care for the educational needs of almost 400,000 students. Seven colleges and universities are located in the county.

Miami-Dade College, formerly a community college, has eight campuses and twenty-one outreach centers located throughout Miami-Dade County. Founded in 1959, Miami Dade is the largest college in the Florida College System with over 161,000 students. Additionally, MDC is also the largest institution of higher education in Florida, and the second-largest in the United States. Miami Dade College's main campus, the Wolfson Campus, is in Downtown Miami.

The University of Miami is a private university located in Coral Gables, the university currently enrolls ±16,000 students in 12 separate colleges, including a medical school, law school, and a school focused on the study of oceanography and atmospheric sciences. These colleges offer approximately 115 undergraduate, 114 master's, 51 doctoral, and two professional areas of study. Over the years, the University's students have represented all 50 states and close to 150 foreign countries. With more than 13,000 full and part-time faculty and staff, UM is the sixth largest employer in Miami-Dade County Florida International University (FIU) is an American public research university in Greater Miami, Florida, in the United States, with its main campus in University Park in Miami-Dade County. Florida International University is classified as a top-tier Research University with high research activity by the Carnegie Foundation, and is a first-tier research university as designated by the Florida Legislature. Founded in 1965, FIU is the youngest university to be awarded a Phi Beta Kappa chapter by the Phi Beta Kappa Society, the country's oldest academic honor society.

FIU is one of Florida's primary graduate research universities, and awards over 3,000 graduate and professional degrees annually. The university offers 191 programs of study with more than 280 majors in 23 colleges and schools. FIU offers many graduate programs, including architecture, business administration, engineering, law, and medicine, offering 81 master's degrees, 34 doctoral degrees, and 3 professional degrees FIU is the 3rd-largest university in Florida, and the largest in South Florida. Total enrollment in 2011 was 47,966 students, including 8,819 graduate students, and 2,974 full-time faculty with over 180,000 alumni around the world. In 2012, FIU's research expenditure was \$104.6 million, with an endowment of \$140 million. The university has an annual budget of \$1.07 billion Four-year degree programs are also available at Barry University, St Thomas University, Florida Memorial College and Miami Christian College.

According to the ACS data the County is now decidedly more educated. While in 2000 the persons 25 years and over who had not graduated from high school stood at 32%, by 2010 this figure had gone down to 23.%. At the same time, those who held a bachelor's degree or higher went up from 21% percent to 25% percent.

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## COMMERCIAL REAL ESTATE SUBMARKETS

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### Office Market

**Vacancy:** The Miami-Dade County Office market ended the third quarter 2013 with a vacancy rate of 12.6%, down over the previous quarter, with a decrease of 0.6%. The rate has declined since the fourth quarter 2012, from its most recent high of 13.5%.

**Rental Rates:** The average quoted asking rental rate for available space, all classes, was \$28.43/SF at the end of the third quarter 2013, countywide. This represented a 1.1% decrease from the second quarter.

**New Construction:** No new space was completed in the third quarter. Two buildings totaling 41,500 SF were completed in the second quarter 2013, and two buildings totaling 114,020 SF were completed in the first quarter of the year. There are 253,000 SF currently under construction. Some of the notable 2013 deliveries include: Aventura Optima Plaza, an 84,000 SF facility completed in the first quarter 2013, currently 20% occupied, and 14970 SW 136 ST, a 35,000 SF building that is now 100% occupied. The largest project currently under construction are 323 Sunny Isles Boulevard, a 103,000 SF building that is 60% pre-leased, and 3895 NW 107 Avenue, an 80,000 SF building that is 20% pre-leased.

**Sales Activity:** Counting properties larger than 15,000 SF, CoStar reports an average price of \$285/SF. Total office building sales activity in 2013 was up compared to 2012. In the first six months of 2013 the market saw 24 office sales transactions with a total volume of \$436,000,000. The price per SF averaged \$249/SF. In the same first six months of 2012, the market posted 27 transactions with a total volume of \$399,000,000. The price per SF averaged \$200/SF.

### Industrial Market

**Vacancy:** The vacancy rate at the end of the third quarter 2013 was 6.1%, this represents a decline of 0.5% over the previous quarter. The rate is down from 6.6% at the end of 2012.

**Rental Rates:** The average quoted asking rate for the most recent quarter was \$8.01/SF, which represented a 1.9% increase over the previous quarter.

**New Construction:** One new building totaling 171,000 SF was completed in the past quarter, two buildings totaling 226,000 SF were completed in the second quarter, and nine buildings totaling 918,000 SF were completed in the first quarter. There are currently 498,000 SF of space currently under construction.

**Sales Activity:** Counting sales of buildings 15,000 SF and larger, industrial sales figures increased as compared to the same period of 2012. In the first six months of the year, the market saw 59 sales transactions with a total volume of \$185,000,000 and an average price per SF of \$57.53/SF. In the first six months of 2012, there were 40 sales with a total volume of \$180,000,000 and an average price per SF of \$68.32.

**Retail Market:**

**Vacancy:** Miami-Dade County's retail vacancy rate increased 0.1% in the past quarter. The rate has been basically stable since the fourth quarter 2012.

**Rental Rates:** Average quoted rates are down over the previous quarter, and down over the previous year. Quoted rents ended the third quarter 2013 at \$27.43/SF, compared to \$27.63/SF in the second quarter, and \$28.62/SF at the end of the fourth quarter 2012. This represents a decline of 0.7% over the previous quarter and a 4.34% decrease from four quarters ago.

**New Construction:** No new space was completed in the third quarter. Over the past four quarters, a total of 480,000 SF was completed. There are 910,000 SF current under construction.

**Sales Activity:** Counting sales of buildings 15,000 SF and larger, sales figures fell from the previous quarter. Total retail sales activity was up compared to 2012. In the first six month of 2013, the market saw 24 sales transactions with a total volume of \$289,000,000. The price per SF averaged \$187/SF. The same six months of 2012 saw 19 transactions with a total volume of \$242,000,000 with an average price per SF of \$249/SF. One of the largest transactions of the year is the sale of Lincoln Center in Miami Beach. This 55,586 SF retail center sold for \$139,000,000, or \$2,500/SF. The property sold on December 2012, at a 5.50% cap rate.

## Conclusion

Many factors affect the real estate market, this section attempts to address some of the big picture factors that impact real estate in Miami-Dade County.

The first part of this section addresses general demographic trends of the area. As the data presented in this section details, Miami-Dade County demographic trends are generally favorable to the region. Immigration has slowed in recent years, but Miami-Dade County has a diverse and growing population, trends which are expected to be positive for the region over the medium to long term.

The second part of this section discusses employment and general economic trends for the county. Over the past several years, a slow, steady recovery has taken hold, with gradually decreasing unemployment levels details general market conditions of different commercial submarkets. Trends for the commercial submarkets have been positive over the past year. Vacancy rates for the office and industrial sectors have been falling, rental rates have been rising, and average sale prices per SF have been rising. The retail market has been more balanced, with vacancy rates generally stable over the past year and rental rates slightly declining.

In summary, demographic trends for Miami-Dade County are positive over the medium term. General economic trends have been positive, with slowly improving unemployment trends. Recent market conditions have been positive for all of the commercial submarkets.

In general, real estate markets are typically cyclical, following the conventional boom to bust cycle. These trends have been exaggerated in South Florida, which has seen successive series of building booms, which eventually lead to oversupply, followed by bust periods of steep price declines. The most recent cycle saw dramatic price increases and a development boom from the early 2000's through about 2006. The period from 2007-2010 was characterized by falling prices, oversupply, foreclosure and bankruptcy. The years from 2011-2013 were market by a return to stabilization, increasing prices and increasing demand.

Current signals indicate that the next several years most likely will be the beginning of the next boom period. Many new large scale developments are underway or planned in Miami-Dade County. While some proposed projects will undoubtedly not be completed, numerous major projects are planned or currently under construction in Miami. In fact, there are \$10 billion in new development proposed only in the downtown area, all scheduled to be completed by 2020.

The largest project is The Miami World Center is a hotel/convention center and mixed use project planned for the former site of the Miami arena. The MDM Group has been acquiring adjacent sites in recent months and is moving forward with the project. John Nichols, the architect for the project, authorized to speak for the developers, recently said "Miami is such a red hot community, this will be a true iconic landmark. This is a huge undertaking, we've blocked it out and we know it will work." He said the project would easily cost more than \$1 billion.

Brickell City Centre, being developed by the Swire Company, is a mixed use development with a proposed construction cost of \$1.3 billion. Construction has been underway since mid-2013. Plans include the recently announced 80 story tower to be located at the intersection of Brickell Avenue and SW 8 Street. This would be the tallest tower south of Manhattan.

Developer Craig Robins, one of the key figures behind the South Beach redevelopment of the 1980's, is redeveloping the Miami Design District. The developer has partnered with LVMH, owner of many of the most prestigious luxury brands. The development, currently underway, will include a Lincoln Road style pedestrian street, and over 120 luxury stores, of which, 60 tenants have signed leases. The project is scheduled to have a construction cost of \$300 million and the real estate is projected to have a value of over \$1 billion upon scheduled completion in 2015.

Resort World Miami is a large scale destination resort planned for the site of the former Miami Herald building site (demolished August 2013), along with several other assembles sites. Plans have been scaled back following the Florida legislatures recent decision not to approve a casino for the site, but construction is expected to begin in 2014 on the site.

The Miami World Center is a hotel/convention center and mixed use project planned for the former site of the Miami arena. The MDM Group has been acquiring adjacent sites in recent months and is moving forward with the project. John Nichols, the architect for the project, authorized to speak for the developers, recently said "Miami is such a red hot community, this will be a true iconic landmark. This is a huge undertaking, we've blocked it out and we know it will work." He said the project would easily cost more than \$1 billion. In the neighborhood of Brickell alone, more than 40 residential and mixed use projects have been announced.

The recent positive trends, as highlighted in this summary, along with the high number of projects currently underway and proposed, point to the next several years being a growth phase for Miami-Dade County, and medium term trends are strongly positive.

# **APPRAISAL REPORT**

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## **A PARCEL OF LAND**

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**Located At:**

**12XX NW 119<sup>th</sup> Street  
North Miami, Florida 33167**

**Prepared For:**

**City of North Miami  
Community Planning & Development Department  
12400 NE 8<sup>th</sup> Avenue  
North Miami, FL 33161**

**As Of:**

**December 1<sup>st</sup>, 2015**

**Prepared By:**

**Peña Appraisal Service Inc.  
5402 W. Flagler Street  
Miami, Florida 33134**

**Peña Appraisal Service Inc.**  
Real Estate Appraisers & Consultants  
5402 W. Flagler Street  
Miami, Florida 33134  
Telephone (305) 448-5241  
Email: orders@penaappraisal.com

December 11<sup>th</sup>, 2015

City of North Miami  
Community Planning & Development Department  
12400 NE 8<sup>th</sup> Avenue  
North Miami, Florida 33161

Reference: Appraisal Report of a Parcel of Land  
Located at: 12XX NW 119<sup>th</sup> Street, North Miami, Florida 33167

Pursuant to your request, we have prepared an appraisal report on the above referenced properties for the purpose of estimating their fee simple interest market value as *vacant and unimproved* as of December 1<sup>st</sup>, 2015.

The intended use of the report is to determine the fair market value fee simple interest for a decision making process. Intended users include representatives of the City of North Miami. The report is not intended to be relied upon by anyone other than its intended user.

According to the public Records of Miami-Dade County, the property being appraised consists of a parcel of land with approximately 6,913.7+/- SqFt. The subject is currently unimproved.

This appraisal is prepared in accordance with the Uniform Standards of Appraisal Practice (USPAP) published by the Appraisal Foundation; in addition, this report conforms to the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA) of 1989. Neither this assignment nor the concluded value has been based on a requested minimum valuation, a specific valuation, or the approval of a loan.

The appraisal report that follows sets forth the identification of the property, the assumptions, limiting conditions, and certifications. The analysis contained in the report that follows is considered to be a complete appraisal and is presented in a summary format.

This appraisal is presented in a narrative format, and it is intended to comply with U.S.P.A.P. Standard Rule 2-2(a) © guidelines for an *Appraisal Report*

**Peña Appraisal Service Inc.**  
Real Estate Appraisers & Consultants  
5402 W. Flagler Street  
Miami, Florida 33134  
Telephone (305) 448-5241  
Email: orders@penaappraisal.com

We have made an inspection of the subject property, the immediate area, all the comparable sales, and carefully analyzed the market data on the following pages. We have concluded that the opinion of the market value of the subject property as vacant and unimproved as of December 1<sup>st</sup>, 2015 is as follows:

**FIFTY FIVE THOUSAND DOLLARS**  
**\$55,000.00**

Respectfully submitted,

PEÑA APPRAISAL SERVICES, INC.



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Ralph Peña, Jr.,  
State-Certified General Real Estate Appraiser  
License # RZ 67( Florida)

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## CERTIFICATION

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**The undersigned hereby certifies that, to the best of our knowledge and belief:**

- The statements of fact contained in this report are true and correct
- The report analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. I have not performed any past appraisal or services for these sites.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of stipulated results, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the uniform Standard of Professional Appraisal Practice.
- Ralph Peña Jr. as made a personal inspection of the property that is the subject of this report.
- This appraisal is for the sole use of *The City of North Miami* and cannot be transferred to any other institution. "See Summary of Facts and Conclusions for additional conditions"



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Ralph Peña, Jr.  
State-Certified General Real Estate Appraiser  
License # RZ 67( Florida)

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## SUMMARY OF FACTS AND CONCLUSIONS

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<b>Report Type:</b>	Appraisal Report
<b>Effective Date of Value:</b>	December 1 <sup>st</sup> , 2015
<b>Date of Report:</b>	December 11 <sup>th</sup> , 2015
<b>Property Type:</b>	The subject property is appraised as a vacant and unimproved site.
<b>Location:</b>	12XX NW 119 <sup>th</sup> Avenue North Miami, Florida 33167
<b>Property rights appraised:</b>	Fee Simple Interest
<b>Site:</b>	6,913.7+/-SqFt
<b>Intended use/user:</b>	This report is expressly prepared for <i>The City of North Miami</i> , which is our client and no other user is intended. The intended use is to assist the client in a decision making process. The intended users may include representatives of <i>The City of North Miami</i> . The report is not intended to be relied upon by anyone other than its intended user or for any purpose other than that which is listed above.
<b>Zoning:</b>	C-2/Commercial District
<b>Flood Zone:</b>	“X” Community Map #12086C, Panel #0138L dated September 11, 1999.

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**SUMMARY OF FACTS AND CONCLUSIONS**

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**Folio Number:** Not yet assigned

**Highest and Best Use:** The Highest and Best Use of the subject as vacant is to hold as inventory for future development at such time as sufficient demand exists.

**Real Estate Taxes:** To be determined

**Value Indications Via:**

<b>Cost Approach</b>	<b>N/A</b>
<b>Sales Comparison Approach</b>	<b>\$55,000.00</b>
<b>Income Approach</b>	<b>N/A</b>

**SCOPE OF THE APPRAISAL**

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to determine the appropriate scope of work. USPAP defines the scope of work as:

The amount and type of information researched and the analysis applied in an assignment. Scope of work includes, but is not limited to, the following:

- the degree to which the property is inspected or identified;
- the extent of research into physical or economic factors that could affect the property
- the extent of data research; and
- the type and extent of analysis applied to arrive at opinions or conclusions.

The scope of the appraisal involves the research and analysis of factual data relative to the subject property, as well as market data necessary for the Cost Approach, Direct Sales Comparison Approach and Income Approach. The value estimates developed by the applicable approaches are then reconciled into a Market Value Estimate of the subject property.

The approaches require extraction of market data inclusive of land sales and improved sales. The market is imperfect and therefore not all aspects of each approach can be satisfied in any appraisal assignment, however, the appraiser has made a diligent attempt to obtain all necessary data

We have been requested to provide a "Fee Simple Appraisal" of the parcel of land located at 12XX NW 119<sup>th</sup> Street, North Miami, FL 33160

It is to our understanding that the report and the market value set forth are as of an effective date of December 1, 2015 which is the date that the property was inspected.

**APPRAISAL REPORTING GUIDELINES**

This appraisal is presented in a narrative format, however, it is intended to comply with U.S.P.A.P. Standard Rule 2-2© guidelines for an *Appraisal Report*. All data considered and summarized, and conclusions rendered but not specifically addressed or detailed in this appraisal report has been retained in the appraiser's office file. The client is familiar with the subject property, the appraisal process and the nomenclature of the profession.



**Front Of Site Facing South**



**Adjacent Site To The West**



**Back Of The Site**



**Site Facing East**



**Street Scene Facing East From Site**



**Street Scene Looking West From Across The Street**

**IDENTIFICATION OF THE PROPERTY**

The subject property has the following street address:

12XX NW 119<sup>th</sup> Avenue  
North Miami, Florida 33161

According to the Miami-Dade County Public Records, the subject's legal description is as follow:

A PORTION OF THE RIGHT OF WAY FOR NORTHWEST 13<sup>TH</sup> AVENUE LYING BETWEEN BLOCKS 17 AND 32, SUNKIST GROVE, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 8 , PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**OWNER OF RECORD**

The City of North Miami

**SALES HISTORY**

The subject property has not transferred within the past thirty six months.

**PURPOSE OF THE APPRAISAL**

The purpose of this appraisal is to estimate the market value of the site as if vacant with a fee simple interest as of the date that the inspection is made.

**INTENDED USE OF THE APPRAISAL AND INTENDED USER**

This report is expressly prepared for *The City of North Miami* which is our client and no other user is intended. The intended use is to assist the client in a proposed loan and or in a decision making process. The intended users may include representatives of *The City of North Miami*. The report is not intended to be relied upon by anyone other than its intended user or for any purpose other than that which is listed above.

**PERTINENT DATES OF INSPECTION, APPRAISAL VALUE AND REPORT**

The following dates are applicable for the appraisal report, conclusions and final expressions of the subject's market value:

Date of Inspection:	December 1 <sup>st</sup> , 2015
Effective Date of Appraisal Value:	December 1 <sup>st</sup> , 2015
Signature Date of Report:	December 11 <sup>th</sup> , 2015

**PRESENT USE OF THE PROPERTY**

At the time of inspection, the subject property was being used as a right-of-way between NW 119<sup>th</sup> Avenue and NW 120<sup>th</sup> Street along NW 13<sup>th</sup> Avenue.

**PROPERTY RIGHTS APPRAISED**

**Fee Simple Estate**

The subject property is appraised on the basis of a fee simple estate. A fee simple estate can be defined as the largest possible estate in real property, the owner of which has absolute use and the right to dispose of it at will.

Private ownership of real property rights is never complete or unrestricted. There are always public or governmental limitations as well as private limitations.

The most basic public limitation is property taxation. Other examples of governmental limitations include eminent domain (the acquisition of all or part of a private real estate for a public use or purpose) and through police power (for interest of public health, public safety and/or the general welfare).

The exercise of private rights in realty can also be limited privately, either voluntarily or involuntarily. Voluntary limitations are contractual and include leases, mortgage, easements, and deed restrictions. They all come about through voluntary acceptance by the owner of the fee simple estate of the property. Involuntarily limitations are placed against the property by others, usually because liens, encroachments, and prescriptive easements.

**MARKET VALUE DEFINED<sup>1</sup>**

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specific date and the passing of title from seller to buyer under condition whereby:

- 1) Buyer and seller are typically motivated;
- 2) Both parties are well informed or well advised, and each, acting in what they consider their own best interest;
- 3) A reasonable time allowed for exposure in the open market;
- 4) Payment is made in terms of cash in U.S. dollars or terms of financial arrangements comparable thereto.
- 5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with sale.

In essence, this appraisal report's market value estimate is based on cash or its equivalent as of a specified date, or specific financing based on rate and terms delineated hereunder, if applicable.

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<sup>1</sup>The Dictionary of Real Estate Appraisal 3<sup>rd</sup> Addition page 222, published in 1993 by the Appraisal Institution

**Miami-Dade County Area Analysis**

Miami-Dade is located in South Florida between Broward County which is to the North and Monroe County located in the South. The county is bordered on the east by the Atlantic Ocean and runs west to approximately the middle of the state. Miami-Dade County is approximately 2,431.26 square miles in size, with the western two-thirds comprised of the Everglades Conservation area and an Indian reservation. Virtually all development is located in the eastern one-third of the county.

Miami-Dade County enjoys an excellent geographic location in that it is the gateway to the Caribbean and Latin America; furthermore, it is situated along several heavily traveled tourist routes and is within a day’s drive of some of Florida’s major tourist destination cities, as shown in the following table

City	Miles from Miami-Dade County
Fort Lauderdale	25
West Palm Beach	74
Key West	160
Orlando	232
Daytona Beach	259
Clearwater	286
Tampa	309
Tallahassee	484

Source: [Microsoft Street finder](#)

**TOPOGRAPHY**

Topographically, Miami-Dade is a low-lying flat plain, the primary structural features of the county include the Atlantic Coastal Ridge approximately two to three miles inland and paralleling the seacoast and the Everglades (conservation areas). The Coastal Ridge is fairly high (5-25 feet above mean sea level), dry land separating the interior lowlands of the county from the coastal areas is composed of a limestone rock foundation covered by sand. The conservation areas in Miami-Dade west of the Coastal Ridge are relatively flat with an average elevation of nine feet above main sea level.

**Miami-Dade County Area Analysis (Continued)**

**Population**

Miami-Dade County has an estimated population, as of 2010, of 2,496,435, the highest in Florida. Growth in population has been steady since 1980 but much less rapid than the three previous decades

A table summarizing the historical population of Miami-Dade County and the State of Florida between 1980 and 2010 is as follow:

	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>
<b>Florida</b>	9,747.0	12,938	15,000.5	18,801,310
<b>% Change</b>		33	16	17.6
<b>Miami-Dade</b>	1,625.7	1,937.94	2,253.4	2,496,435
<b>% Change</b>		19	16	10.8

Source: United States Census Bureau – 2000

NOTE: Population numbers are X 1,000

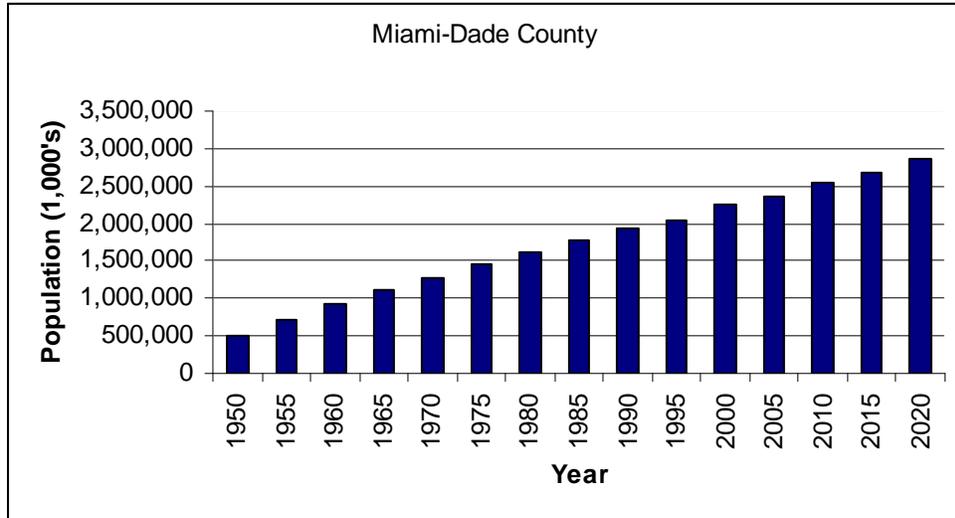
The previous table shows that the percentages of increase in population in Miami-Dade since 1980 have been lower than for Florida as a whole. This is due primarily to the large population of Miami-Dade County by 1980 compared to other Florida counties. Miami-Dade’s population increase in numbers alone has remained higher than for most other counties.

As in any discussion of population data, it is important to recognize that statistics for the City of Miami are frequently incorporated with those for greater metropolitan Miami, which consists of thirty-two (32) independent municipalities and large unincorporated areas, and often statistics are available for the whole of Miami-Dade County. Such distinctions will be noted where appropriate.

Prior to 1980, Miami-Dade County’s population had increased dramatically year to year. From 1980 to 1990, however, the population has increased only 19%. As shown in the charts below the population from 1990 to 2000 has increased by approximately 16%

**Miami-Dade County Area Analysis (Continued)**

**Miami-Dade Population Trend<sup>2</sup>**  
**(1950 TO 2020)**



<b>Year</b>	<b>Population</b>	<b>Growth%</b>
1950	495,000	--
1955	715,000	44.4
1960	935,000	30.8
1965	1,101,500	17.8
1970	1,268,000	15.1
1975	1,462,000	15.3
1980	1,626,000	11.2
1985	1,771,000	8.9
1990	1,937,000	9.4
1995	2,047,000	5.7
2000	2,253,362	7.9
2005	2,362,000	6.9
2010	2,551,000	6.6
2015	2,677,000	6.4
2020	2,858,000	6.3

<sup>2</sup>Source: U.S. Department of Commerce, Bureau of the Census, and Miami-Dade County, Department of Planning and Zoning, 2000

**Miami-Dade County Area Analysis (Continued)****Population Estimates**County & Municipalities<sup>3</sup>

<b>County &amp; City</b>	<b>Year Incorporated</b>	<b>April 2000 (Estimate)</b>	<b>April 2010 (Estimated)</b>
Aventura	1995	25,267	28,500
BalHarbour	1946	3,305	3,185
Bay Harbour Island	1947	5,146	5,212
Biscayne Park	1931	3,269	3,328
Coral Gables	1925	42,775	44,561
Cutler Bay	2005		40,000
Doral	2003	21,000	30,331
El Portal Village	1937	2,505	2,539
Florida City	1915	7,843	8,787
Golden Beach	1929	919	963
Hialeah	1925	226,419	230,407
Hialeah Gardens	1948	19,297	20,523
Homestead	1913	31,909	38,396
Indian Creek	1939	33	56
Islandia	1960	6	6
Key Biscayne	1991	10,507	11,425
Medley	1949	1,108	1,132
Miami	1896	362,470	386,882
Miami Beach	1915	87,933	93,535
Miami Gardens	2003	100,809	105,457
Miami Lakes	2000	22,676	24,741
Miami Shores	1932	10,380	10,486
Miami Springs	1926	13,712	13,824

<sup>3</sup> Source: <http://www.beaconcouncil.com/web/Content.aspx?Page=countyMunicipalities>, University of Florida, Bureau of Economics & Business Research, 1966, 1975, 1985, 1995, 2005  
Us Census Bureau, 1900-1990

**Miami-Dade County Area Analysis (Continued)**

**Population Estimates**

County & Municipalities<sup>4</sup>

North Bay Village	1945	6,733	6,498
<b>North Miami</b>	<b>1926</b>	<b>59,880</b>	<b>60,312</b>
North Miami Beach	1927	40,786	41,131
Opa-locka	1926	14,951	15,439
Palmetto	2002	23,801	24,795
Pinecrest	1996	19,055	19,460
South Miami	1926	10,741	10,578
Sunny Isles	1997	15,315	16,703
Surfside	1935	4,909	5,614
Sweetwater City	1940	14,226	14,373
West Miami	1947	5,863	5,844
Virginia Gardens	1947	2,348	2,366
Unincorporated	-	1,005,151	1,094,686
Miami-Dade	-	2,253,362	2,496,435

**Conclusion**

The county continued to grow rapidly mostly because of immigration. The population has increased 10% to 2.5 million from a decade ago. Miami-Dade is the second largest county on the east coast of the United States. The population of the county should continue as forecasted with growth with the push to the suburbs continuing as once isolated edges of the county have become sprawling suburbs in such areas as West Kendall which is situated in the western section of the county, Doral also in the west and a current trend is the sprawl to the South increasing the population to such areas as homestead, Florida City and the county's newest municipality which is not stated in the above graph Cutler Bay.

<sup>4</sup> Source: <http://www.beaconcouncil.com/web/Content.aspx?Page=countyMunicipalities>, University of Florida, Bureau of Economics & Business Research, 1966, 1975, 1985, 1995, 2005  
Us Census Bureau, 1900-1990

COUNTY MAP



**Miami-Dade County Area Analysis (Continued)**

**GOVERNMENT AND SCHOOL SYSTEM**

In 1957, Miami-Dade County became the first metropolitan area in the United States to adopt an area-wide government with broad powers over municipal affairs. A new charter authorizing establishment of metropolitan government with home rule provision for the county permitting area wide control was adopted by the County Electorate by referendum of May 21, 1957. The new government became operative on July 21, 1957, superseding the former county government.

Miami-Dade County has a board of elected county commissioners and a full-time county administration. Other elected county officials are the School Board, the Sheriff, Property Appraiser, Supervisor of Elections, and Clerk of the Courts, State Attorney, Public Defender and Judges. There are many separate municipalities in Miami-Dade with various forms of government structures. The City of Miami is the largest of these municipalities and is the County seat.

Miami-Dade County is considered to have an average public school system and adequate to meet the needs of Miami-Dade's population. The Miami-Dade County Public School District is one of the largest school districts in the nation and the largest in Florida. Additionally it is the largest district in the nation that is fully accredited by the Southern Association of Colleges and Schools. Accreditation is given based on various quality standards in each school.

There are three public colleges and three private colleges with classes in Miami-Dade County. Several of these are large, good quality institutions headquartered in the tri-county area.

**Miami-Dade County Area Analysis (Continued)****ECONOMY****ECONOMY**

Miami-Dade County officials project that the local economy's future outlook is one of growth. Annual population increases are projected to continue through the year 2012 when Miami-Dade's population is forecast to be 2,551,284. This growth may be attributed to the county's continued emergence as an international business center, which has the effect of broadening the area's economic base. As of 2010 Miami-Dade's population was estimated to be 2,496,435 which is roughly 13% of the entire state of Florida's population.

Miami-Dade has a large variety of navigable canals plus the Intercostals Waterway. There are miles of beaches of which many are publicly owned. Miami-Dade's location makes it a logical part of trade particularly with Central and South America and with Caribbean nations. It also is a logical base for cruise ship industries. The Port adds significantly to Miami-Dade County's economic base.

In the past, tourism and agriculture dominated Miami-Dade County's economy. Until relatively recently, the county's economic base was primarily tourism related. In the past 10-15 years, the county and the state have diversified more adding much more industry. Through the efforts of the Miami-Dade County Economic Development Board and others, the number of industrial firms has increased steadily since 1977. Primary targets have been relatively clean light manufacturing firms. A newly developed industry in Miami-Dade is movie and television production. Numerous major producers have made films in Miami-Dade County. Miami's major drawing factors for industry includes appealing climate and lifestyle, low taxation, strong employment base, cooperative union environment and non-union employment and good available transportation. It is expected that development of light industry will continue to increase in Miami-Dade County.

Tourism is the other primary segment of Miami-Dade's economic base. Despite increased competition from other areas of the state, particularly Central Florida (Walt Disney World) the number of annual tourists has increased or remained stable since 1982. Most tourists visit Miami-Dade County in December through April. Primary reasons are mild winters, beaches and other recreational amenities. As development of industry increases, year round business tourists are expected to increase in numbers.

Agriculture is a primary segment of Miami-Dade's economic base. The industry has seen a small decline, this is due primarily to high property values generated by continued growth in tourism and industry and ever increasing population. As these factors increase, it is expected that agriculture will continue to decline. Remaining agriculture consists primarily of citrus and vegetable farming and raising dairy cattle. Other important resources of Miami-Dade's economic base include retirees, international trade, construction and related trades. Overall, Miami-Dade County is considered to have a solid and well balanced economic base.

**Miami-Dade County Area Analysis (Continued)**

**ECONOMY**

**MAJOR INDUSTRY**

Miami-Dade County's total estimated employment was 2,000,000. The average monthly private employment covered by Unemployment Compensation Law was 1,012,900. This is broken down into major industry groups as follows:

**Occupation & Employment 2000 Employment by Industry**

Accommodation and food services	7.30%
Administrative and support and waste management service	5.40%
Agriculture forestry fishing and hunting	0.70%
Arts entertainment and recreation	1.80%
Construction	6.90%
Educational services	7.50%
Finance and insurance	5.00%
Health care and social assistance	10.40%
Information	3.10%
Management of companies and enterprises	0.00%
Manufacturing	7.10%
Other services (except public administration)	5.60%
Professional scientific and technical services	6.00%
Public administration	4.10%
Real estate and rental and leasing	3.00%
Retail trade	12.30%
Transportation and warehousing	6.90%
Utilities	0.70%
Wholesale trade	6.00%

**Miami-Dade County Area Analysis (Continued)**

**Miami-Dade County Households & Average Household Size**

<b>Household Status</b>								
	<b>1990 Census</b>		<b>2000 Census</b>		<b>2005 Estimate</b>		<b>2010 Estimate</b>	
Total Households	692,363		776,774		790,022		800,645	
<b>Size of Household:</b>								
1 Person	172,157	24.9%	180,973	23.3%	196,282	24.9%	211,488	26.4%
2 Person	201,716	29.1%	215,033	27.7%	170,574	21.6%	122,878	15.4%
3 Person	121,215	17.5%	141,970	18.3%	100,328	12.7%	72,728	9.1%
4 Person	100,905	14.6%	120,938	15.6%	185,480	23.5%	249,280	31.1%
5 Person	52,093	7.5%	65,837	8.5%	86,788	11.0%	101,663	12.7%
6 Person	23,948	3.5%	30,673	4.0%	31,178	4.0%	28,013	3.5%
7 + Person	20,272	2.9%	21,350	2.8%	19,392	2.5%	14,595	1.8%
<b>Ave Hhld Size</b>	<b>2.75</b>		<b>2.84</b>		<b>2.97</b>		<b>3.10</b>	

**Miami-Dade County Area Analysis (Continued)****TRENDS**

According to the Miami-Dade County office of planning, there were a total of 989,435 single-family residences, mobile homes, and multi-family residential units in 2010. The vast majority of new housing development has been in the western portion of the county. This is expected as eastern Miami-Dade County was much more intensely developed prior to 1970. New residential development increased substantially from the mid 1980's thru the late 1990's, particularly in west, central and southwest Miami-Dade County. This is due primarily to the improved economy, low mortgage interest rates and relocation of many residents whose homes were destroyed by Hurricane Andrew in late 1992. Non residential development in the past four years has been strong by no means excessive.

**Miami<sup>5</sup>**

## Residential

The difference between home prices and income reached a record level in Miami-Dade County, according to government data, the price of a home in Miami-Dade is now more than six times that of personal income levels, the Herald reported, and home prices continue to rise in what a Merrill Lynch study released in late June termed the nation's most "bubbly" housing market. Home prices in Miami-Dade appreciated more than 40 percent from March of 2004 to March of 2005, according to the newspaper. Since 2006 the residential market has been in a steady decline creating a housing crisis within the county. With the rise in foreclosures within the area there is an oversupply of residential homes causing housing prices to decline.

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<sup>5</sup>[http://www.therealdeal.net/issues/AUGUST\\_2005/1122674809.php](http://www.therealdeal.net/issues/AUGUST_2005/1122674809.php)

**Neighborhood Analysis**

The subject property is located in the City of North Miami within short driving distance to I-95, which provides access to Miami-Dade County and other major expressway systems.

The subject is situated along NW 119<sup>th</sup> Street which runs in a North/South direction. The area surrounding the subject is comprised primarily of single family residences

The subject boundaries are delineated by NW 135<sup>th</sup> Street to the North, I-95 Expressway to the East, NW 17<sup>th</sup> Avenue to the West, and NW 111<sup>th</sup> Street to the South.

In summary, the subject's good location permits easy access to the entire Miami-Dade County area and it is expected that the subject's trade area will strengthen adequately the demand for continuous growth of the neighborhood.

**SITE DESCRIPTION**

**Shape and Size**

According to the proposed survey, the site is rectangular in shape with approximately 6,913.7+/- Square Feet with access to NW 119<sup>th</sup> Street.

**Street Improvements & Access**

The subject is accessible from NW 119<sup>th</sup> Street which is a bi directional road with high flows of traffic. The subject faces NW 119<sup>th</sup> Street which is an East/West corridor. All roads are asphalt with electric street lamps, fire hydrants and storm sewers. Overall the subject's accessibility from major roadways is similar to all other sites within the neighborhood.

**Topography**

The site is relatively level and to road grade

**Soil and Sub Soil condition**

No test of the soil or sub soil were performed, no adverse environmental conditions were noted. There have been some environmental issues in the past which appear to have been corrected but at least a **Phase I environmental inspection is recommended.**

**Easements and Encroachments**

No survey was provided, however one is recommended to determine if there are any adverse easements or encroachments that would have an adverse effect on the subject's marketability.

**SITE DESCRIPTION (Continued)**

**Utilities**

Utilities available to the subject site include:

Water	Miami-Dade County
Sewer	Miami-Dade County
Electrical Service	Florida Power and Light Company
Telephone	Private

**Flood Zone**

The subject site is located in Flood Zone “X”, which is a special flood zone area determined within the 100 year flood plain according to the National Flood Insurance Rate Map: Community Number: 12086C; Panel : 0138; Suffix L, effective September 11, 2009. Flood insurance is required in Zone “X”.

**Census Tract**

The subject is located within Census Tract 0004.10

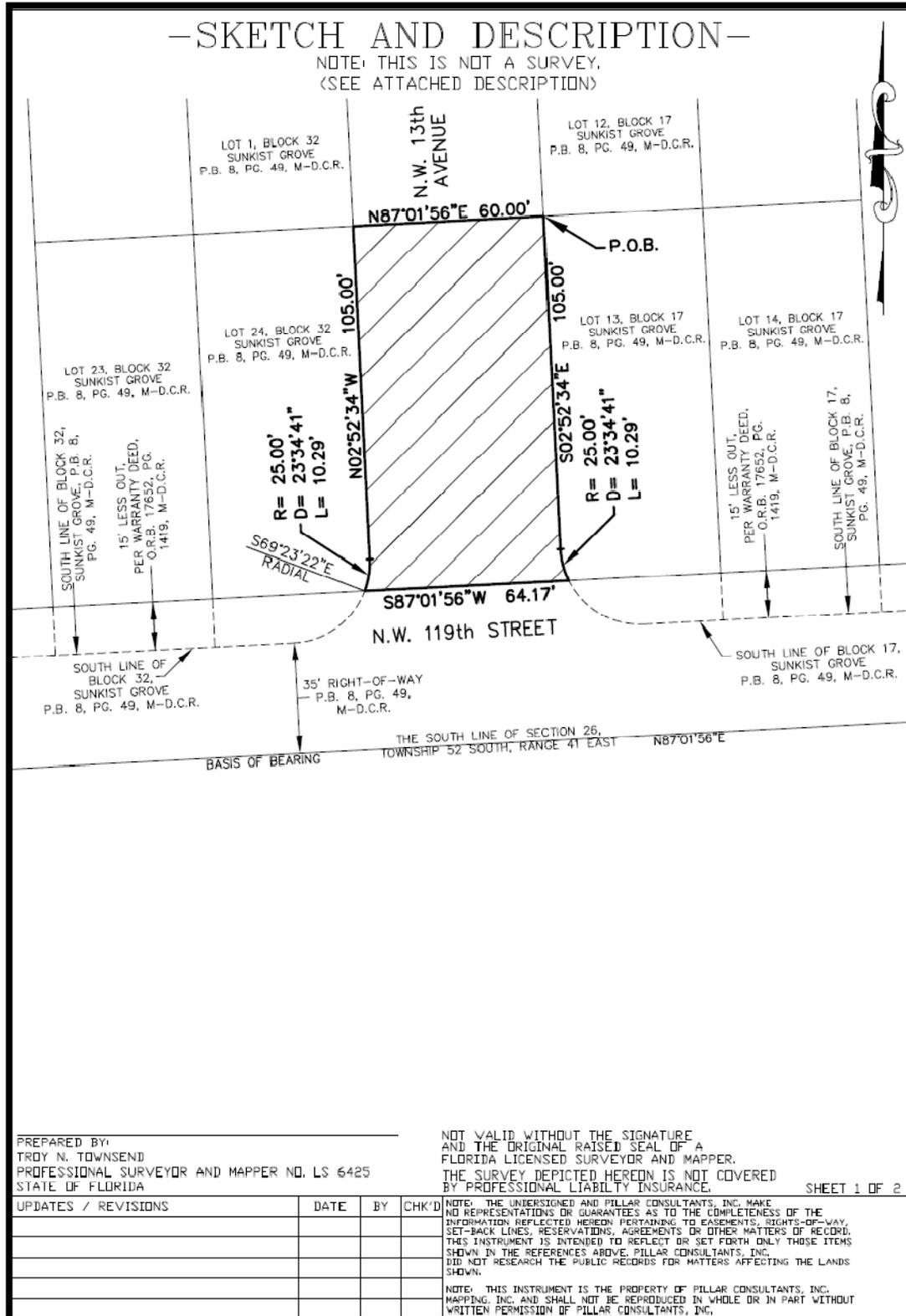
**Environmental Conditions**

**The existence of any environmental hazards such as hazardous waste, toxic substances, radon gas, asbestos containing materials, etc, which may or may not be present in or on the subject property or any site within the vicinity of the subject was not observed and knowledge of any such environmental hazard is not assumed. The appraiser is not qualified to detect such substances. A Phase I environmental inspection is recommended.**

**Zoning:**

C-2. Provides locations to enhance the high quality commercial areas in the city.

Proposed Survey:



- SKETCH AND DESCRIPTION -

NOTE: THIS IS NOT A SURVEY.  
(SEE ATTACHED SKETCH)

AND DESCRIPTION:

A PORTION OF THE RIGHT-OF-WAY FOR NORTHWEST 13TH AVENUE, LYING BETWEEN BLOCKS 17 AND 32, SUNKIST GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 13, BLOCK 17, OF THE SAID SUNKIST GROVE; THENCE SOUTH 02°52'34" EAST, ALONG THE WESTERLY LIMITS OF THE SAID LOT 13, A DISTANCE OF 105.00 FEET TO THE POINT OF A CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 23°34'41"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 10.29 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY FOR NORTHWEST 119TH STREET; THENCE SOUTH 87°01'56" WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 64.17 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 24, BLOCK 32 OF THE SAID SUNKIST GROVE AND THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST, SAID POINT HAVING A RADIAL BEARING OF SOUTH 69°23'22" EAST, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 23°34'41"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 10.29 FEET; THENCE NORTH 02°52'34" WEST, ALONG THE EASTERLY LIMITS OF THE SAID LOT 24, A DISTANCE OF 105.00 FEET TO THE NORTHEAST CORNER OF THE SAID LOT 24; THENCE NORTH 87°01'56" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA. CONTAINING 6,913.7 SQUARE FEET (0.16 ACRES) MORE OR LESS.

LEGEND:

- M-D.C.R. - MIAMI-DADE COUNTY RECORDS
- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.B. - POINT OF BEGINNING
- P.D. - PLAT BOOK
- PG. - PAGE
- R - RADIUS
- L - LENGTH
- D - DELTA (CENTRAL ANGLE)

SURVEYORS NOTES:

1. BEARING REFERENCE:  
THE BEARINGS, AS SHOWN HEREON, ARE REFERENCED TO THE SOUTH LINE OF THE SECTION 26, TOWNSHIP 52 SOUTH, RANGE 41 EAST.  
SAID LINE BEARS NORTH 07°01'56" EAST.
2. THIS IS NOT A SURVEY. NO FIELD WORK WAS DONE DURING THE PREPARATION OF THIS SKETCH AND DESCRIPTION.

PREPARED BY:  
TROY N. TOWNSEND  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS 6425  
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. SHEET 2 OF 2

UPDATES / REVISIONS	DATE	BY	CHK'D	NOTES
				NOTE: THE UNDERSIGNED AND PILLAR CONSULTANTS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE COMPLETENESS OF THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET-BACK LINES, RESERVATIONS, AGREEMENTS OR OTHER MATTERS OF RECORD. THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FORTH ONLY THOSE ITEMS SHOWN IN THE REFERENCES ABOVE. PILLAR CONSULTANTS, INC. DID NOT RESEARCH THE PUBLIC RECORDS FOR MATTERS AFFECTING THE LANDS SHOWN.
				NOTE: THIS INSTRUMENT IS THE PROPERTY OF PILLAR CONSULTANTS, INC. MAPPING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF PILLAR CONSULTANTS, INC.
Job No: 15017	Drawn By: T.M.T.	Checked By:	Scale: NOT TO SCALE	

## **THE APPRAISAL PROCESS**

The purpose of this appraisal is to estimate the market value of the subject property.

Whenever possible, the three generally-accepted approaches to value will be utilized. If one of the approaches is not employed, an explanation will be given for the rationale. In appraising income-producing properties, the most emphasis is placed on the Income Approach to value. Situations, however, may arise that one of the other approaches is more significant.

### **The Cost Approach**

A basic underlying premise of the Cost Approach is that the cost of production is an appropriate measure of value. Cost is not value. They are not synonymous concepts and are not necessarily equal in amount. If the cost of production of improvements is properly defined and can be measured with reliable market evidence and date, the cost can be an appropriate measure of value.

The method provides means for estimating the present worth of land and improvements. Diminished utility (accrued depreciation) can be measured through this method, including functional, physical, and environmental depreciation.

Replacement cost new is especially helpful in establishing value for construction lending purposes. It aids in establishing Highest and Best Use in build vs. buy decisions.

For special purpose, where no-market data exist, the Cost Approach is probably the only approach to valuation. Feasibility of renovation or conversion can be determined by cost-benefit analysis when an investment decision is to be made.

**The subject is appraised as vacant unimproved therefore the Cost Approach is not applicable for this assignment.**

**THE APPRAISAL PROCESS** (Continued)

**Sales Comparison Approach**

In the sales comparison approach, value is estimated by comparison with comparable and/or competitive sales obtained from the market. These sales will be carefully analyzed for all variables considered indicative of the elements of value.

In applying the sales comparison approach for the valuation of either vacant land or improved properties, the appraiser must follow a systematic adjustment procedure as prescribed by The Appraisal of Real Estate, Twelfth Edition. An appraiser must always compare like with like. Otherwise stated, the competitive property must be adjusted to the subject to impute an inferred value to the subject property.

**Real Property Rights Conveyed**

The sale property may require adjustment to the sale price if the property rights conveyed are reflective of a leased fee estate when contract rents are not at the market level. Also, a leasehold estate may require adjustment if, for example, a property is sold separately from its site. In such cases, the value of the fee simple estate would have to be estimated by adding the leased fee estate to the leasehold estate.

**Financing Terms and Condition of Sale**

The sale property's price can differ drastically from that of a property considered highly physically competitive because financing arrangements or terms of sale can vary. The financing of each competitive property should be considered and the necessary adjustments should be made to reflect variations in rates, term, and other factors for proper comparison with the subject. The financing is compared as of the date of sale and adjusted for then market rate.

**Market Conditions**

The condition of the market can change between the time of sale and the date of the appraisal. Therefore, adjustments might need to be reflected. Such changes often result from various factors such as inflation, deflation, demand and supply. Typically, the trend in well-located real estate is for property value to appreciate over time. This is especially pertinent in the area exhibiting natural growth, not speculative growth, due to desirability of the area, new site improvements, and/or population change.

**THE APPRAISAL PROCESS** (Continued)

**Location**

An adjustment for location might be required if the locational characteristics of a competitive property are significantly different from those of the subject. A property's location is analyzed for relative time distance between it and all pertinent destinations and origins.

**Physical Characteristics**

Physical characteristics can differ between a competitive property and the subject. Appraisers might be required to judge the amount of value that is added or lost by physical difference. Variations in site size, zoning, shape, and exposure for improved properties age, condition, architectural style, and quality of construction are just a few of influencing factors. The appraiser must also recognize in the adjustment process that some transactions are subject to a theory known as economies of scale.

This theory dictates that smaller vacant properties will usually sell at a higher unit price than larger properties with similar physical characteristics. A similar highest and best use between the subject and competitive property is also essential and diminishes the judgmental process and minimize error.

**Economic Characteristics**

This comparison element usually applies to income producing properties and includes items such as operating expenses, management quality, tenant quality, lease terms and conditions, expense pass-through, etceteras.

**Use**

The adjustment process must include an analysis of and address, any difference in highest and best use between the comparable sales and the subject. This includes verifying the ultimate use of the sales property. This is a primary step in the valuation of vacant land.

**Non-Realty Components of Value**

These items include personal property and business value or goodwill value. Personal property may include furniture, fixtures, and equipment. Some property types inherently include a non-realty component must be addressed. No non-realty components were addressed. This approach is most relevant and relied upon heavily by market participants.

**THE APPRAISAL PROCESS** (Continued)

**The Income Approach**

This approach provides an indication of what the purchaser/ investor would most probably have to pay to acquire the right to receive an income stream with the same characteristics (amount, timing, duration, stability, certainty) as those identified for the forecast-income stream of the property being appraised.

The present worth or capitalized value of such an income stream represents the value of the right to receive that income stream. The cost of acquiring a competitive substitute income stream on the market, plus the present worth of the equity portion at time of resale, measures the value of the property rights being appraised.

The acquisition cost is calculated by income capitalization analysis. The rate of capitalization is any annual percentage market derived of simulated rate applied to an annual income flow to convert it into a present worth or value estimate.

The formula utilized is  $V=I/R$ .

**The subject is appraised as vacant and unimproved therefore the Income Approach is not applicable for this assignment.**

### **THE SALES COMPARISON APPROACH**

In the sales comparison approach, value is estimated by comparing the property being appraised with similar properties, which have sold. This method of estimating value is applicable when there are a sufficient number of real sales of similar properties. The methodology is based on the premises that market value is directly related to the availability of substitute properties with a similar utility and desirability. If there are not enough sales of comparable properties, the sales comparison approach may be less useful.

In applying the approach, the appraisers researched the market for sales, contracts, offers and listings of competitive properties. These sales are examined and verified with knowledgeable parties with regard to price; property rights conveyed financing terms and conditions, transaction dates, physical condition and buyer and seller motivation. The sale data is then compared to the subject and a value estimate is concluded.

Units of comparison are the components into which the property is divided for comparison purposes. These may include price per square foot, price per front foot, price per room, etc.

Elements of comparison are individual characteristics of sales which cause price to vary. These elements include property rights conveyed, financing terms, condition of sale, market conditions, location, physical characteristics, economic characteristics, use and non-realty items.

The adjustment process for the elements of comparison follows a specific order beginning with property rights conveyed followed by financing items and so on.

The analysis and adjustment process involves both quantitative and qualitative techniques. Quantitative techniques include paired sales analysis, statistical analysis, trend analysis and other techniques.

Qualitative techniques include Relative Comparison Analysis, ranking analysis, and personal interviews. Relative comparison analysis involves studying the relationship of sale data without making quantitative adjustments. For example, a sale property may be considered superior, inferior or equal to the property being appraised. Ranking analysis puts the sale data in order of comparability to the subject property. Personal interviews can be very insightful in making qualitative adjustments.

### **THE SALES COMPARISON APPROACH** (Continued)

The sales comparison approach derives income multipliers and income rates, which are used as units of comparison. The appraiser does not adjust these units but rather explains the difference in reconciling value conclusions.

The last step in the sales comparison approach is to reconcile the sale data into a value estimate. It may also be necessary to reconcile different conclusions reached using varying techniques within the sales comparison approach.

In the Direct Sales Comparison Approach, the principle of substitution is a critical factor through this approach, the Appraiser can determine, by direct comparison of competitive properties a value estimate of the subject property. Through supportable adjustments, value tends to form a pattern for which the Appraiser can determine a value estimate of the property on the date of the appraisal, the physical characteristics and economic forces become criteria in evaluating the sales when analyzed in conjunction with the subject property. The Direct Sales comparison Approach is very indicative of the behavior patterns of the typical purchaser. The subject is adaptable to an investor seeking a return on equity or to an owner occupant seeking an entire building for partial or full use. Therefore, this approach allows the property to be evaluated as if it were on the general market.

**THE SALES COMPARISON APPROACH** (Continued)

**Comparable Sale No. 1**

<b>Location Data</b>	
Street Address:	11110 NW 17 Avenue Miami(Unincorp), FL 33167
County:	Miami-Dade
Parcel Number:	30-2134-011-1640

<b>Property Data</b>	
Land Type:	Commercial
Zoning:	BU-2/Business
Intended Use:	Commercial
Use at Sale:	Unimproved
Site Area:	6,506
Utilities:	Electric, Water & Sewer
Topography:	Level

<b>Sales Data</b>	
Transaction Type:	Arms Length
Sales Date:	October 5, 2015
Marketing Time:	724 Days
Buyer:	GJ Homes, Inc.
Seller:	Lockport Invest, SA
Deed Book:	21931
Deed Page:	3544
Property Rights:	Fee Simple
Recorded Price:	\$90,000
Financing:	Cash
Cash Equivalent Pric	\$90,000
Adjusted Price:	\$90,000
Verification:	MLS#A1839433

<b>Appraisal Indicators</b>	
Adj Price/SF:	\$13.83

**Aerial Map**



**Comments**

This is a commercial zoned property. This property is zoned BU-2/Business and provides similar use to that of the subject's zoning. This property is situated in a similar neighborhood to that of the subject. Overall this parcel was considered a good market indicator for the property being appraised.

**THE SALES COMPARISON APPROACH** (Continued)

**Comparable Sale No.2**

<b>Location Data</b>	
Street Address:	2741 NW 54 Street Miami (Unincorp), FL 33142
County:	Miami-Dade
Parcel Number:	30-3116-009-6170 30-3116-009-6180 30-3116-009-6190

<b>Property Data</b>	
Land Type:	Commercial
Zoning:	BU-3/Commercial Liberal
Intended Use:	Commercial
Use at Sale:	Unimproved
Site Area:	9,675
Utilities:	Electric, Water & Sewer
Topography:	Level

<b>Sales Data</b>	
Transaction Type:	Arms Length
Sales Date:	April 29, 2015
Marketing Time:	113 Days
Buyer:	N/A
Seller:	Irving E. Curtis &w Doris
Deed Book:	N/A
Deed Page:	N/A
Property Rights:	Fee Simple
Recorded Price:	\$70,000
Financing:	Conventional
Cash Equivalent Price:	\$70,000
Adjusted Price:	\$70,000
Verification:	MLS#A2034110

**Appraisal Indicators**

Price/SF: \$7.24

**Aerial Map**



**Comments**

This is a multi-folio sale. According to zoning requirements, BU-2 zoning provides similar use to that of the subject's zoning. This property is situated in a similar neighborhood to that of the subject. This sale included three smaller parcels which in total make up 9,675 Sq Ft. Overall this parcel was considered a good market indicator for the property being appraised.

**THE SALES COMPARISON APPROACH** (Continued)

**Comparable Sale No. 3**

<b>Location Data</b>	
Street Address:	1280 NE 141 Street North Miami, FL 33161
County:	Miami-Dade
Parcel Number:	06-2219-015-2320
<b>Property Data</b>	
Land Type:	Commercial
Zoning:	C-1/Commercial
Intended Use:	Commercial
Use at Sale:	Vacant
Site Area:	11,637
Utilities:	Electric, Water & Sewer
Topography:	Level

<b>Sales Data</b>	
Transaction Type:	Arms Length
Sales Date:	February 1, 2014
Marketing Time:	N/A
Buyer:	WHDY 140 LLC
Seller:	Muller & Deborah Tercier
Deed Book:	29025
Deed Page:	3364
Property Rights:	Fee Simple
Recorded Price:	\$112,000
Financing:	Cash
Cash Equivalent Price:	\$112,000
Adjusted Price:	\$112,000
Verification:	Public Records, MLS

**Appraisal Indicators**

Price/SF: \$9.62

**Aerial Map**



**Comments**

This is a commercial zoned parcel within the City of North Miami. It is zoned C-1 which has similar uses to that of the subject property. Overall this parcel was considered to be a good market indicator for the property being appraised.

**THE SALES COMPARISON APPROACH** (Continued)

	Subject	Comparable #1	Comparable #2	Comparable #3
Address	12XX NW 119 Street Miami (Unincorp), FL	11110 NW 17 Avenue Miami, FL 33167	2741 NW 51 Street Miami, FL 33142	1280 NE 141 Street North Miami, FL 33161
Sales Price		\$90,000	\$70,000	\$112,000
Site Sq.Ft.	6,913.7	6,506	9,675	11,637
Sales Date		October 5, 2015	April 29, 2015	February 1, 2014
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing		Cash	Conventional	Cash
Condition of Sale		Arms Length	Arms Length	Arms Length
Market Condition		0%	0%	0%
Other		\$0	\$0	\$0
Adjusted Sales Price		\$90,000	\$70,000	\$112,000
Adj. Price/Sq.Ft.		\$13.83	\$7.24	\$9.62
Location	NW 119 Street	NW 17 Avenue	NW 51 Street	NE 141 Street
Zoning	C-2/Commercial	BU-2/Business	BU-3/Comm Liberal	C-1/Commercial
Demolition	None	0%	0%	0%
Plans and Permits	None	None	None	None
Use	Commercial	Commercial	Commercial	Commercial
	Adj. Price/SF	\$13.83	\$7.24	\$9.62
Overall		Similar	Similar	Similar
(+) Inferior				
(-) Similar				
(-) Superior				

**Property Rights Adjustment**

Fee Simple interest is the property rights interest for the subject. The comparable sales had similar property rights.

**Financing Adjustment**

The financing of the sales utilized within the report are standard financing with no special concession. Some financing information was not disclosed, however are assumed to be the standard financing.

**Condition of Sale**

All three comparable sales were arms length transactions. Comparable #1 and #3 were cash sales. Comparable #2 was a conventional sale.

**Zoning**

The subject property is zoned for C-2 Commercial use; therefore, all comparable sales were considered to be situated on similar zoning as the subject property.

**THE SALES COMPARISON APPROACH** (Continued)

**Conclusion**

All comparable sales were considered good market indicator for the property being appraised.

Comparable #1	\$13.83
Comparable #3	\$9.62
Subject	
Comparable #2	\$7.24

Based upon an analysis of the above market data, the appraisers is of the opinion that the market value of the subject property lies towards the lower end of the market data and after carefully weighing all location, physical improvements and amenities, it is the appraiser's conclusion that a unit in place value of \$8.00 per Sq.Ft. is most appropriate.

Unit	X	Price/Unit	=	Total Value
6,913.7 Sq.Ft.	X	\$8.00	=	\$55,309.60

Therefore, the indicated market value of the subject property as vacant and unimproved with the extra ordinary assumption that the subject is a developable parcel with full utilities via the Sales Comparison Approach fee interest as of December 1<sup>st</sup>, 2015.

**FIFTY FIVE THOUSAND DOLLARS (RD)**  
**\$55,000.00**

**RECONCILIATION & CONCLUSION OF VALUE**

The appraiser has utilized one of the three traditional approaches in the value estimate of the subject property.

The approaches produced the following market value:

<b>SUMMARY OF VALUE</b>	
<b>Cost Approach</b>	<b>N/A</b>
<b>Sales Comparison Approach:</b>	<b>\$55,000.00</b>
<b>Income Approach</b>	<b>N/A</b>

The subject is appraised as an unimproved parcel of land therefore the cost approach was not considered a good value indicator for the property being appraised

The sales comparison approach is the only applicable approach.

The subject is appraised as an unimproved parcel of land therefore the income approach was not considered a good value indicator for the property being appraised

Therefore, the opinion of market value of the subject fee simple as of December 1<sup>st</sup>, 2015 would be:

**FIFTY FIVE THOUSAND DOLLARS**  
**\$55,000.00**

**EXPOSURE TIME**

According to the Appraisal Standards Board of the Appraisal Foundation, exposure time may be defined as the following:

The estimated length of time the property interest being appraised would have to be offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon the analysis of past events assuming a competitive and open market.

Exposure time is presumed to precede the effective date of the appraisal. Generally, the exposure period is a function of the type of property under appraisal, the use and the report value estimate.

Support for a reasonable exposure time is based on statistical information about days on the market, information gathered through sales verifications and interviews of market participants.

The estimated appropriate exposure time for the subject property is twelve months at or near the appraisal market value.

## **STATEMENT OF BASIC ASSUMPTIONS AND LIMITING CONDITIONS**

The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised of the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question unless arrangements have been previously made therefore.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuation for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions of for engineering which might be required to discover such factors.
6. Information, estimates, and opinions furnished to the Appraiser and contained in the report were obtained from sources considered reliable and believed to be true and correct.
7. Disclosure of the contents of the appraisal report is governed by the By-laws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.
8. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organization, or the firm with which the Appraiser is connected) shall be used for any purpose by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the lender or its successors and assigns, mortgage insurers, consultants, professional appraisal organization, any state or federally approved financial institution, any department, agency, or instrumentality of the United State or any state or the District of Columbia without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relation, news, or other media without the written concept and approval of the Appraiser.
9. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.

10. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which might or might not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraisers become aware of such during the appraiser's inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to detect or test such substances or conditions. This appraisal has been prepared as delineated in the Function of the Appraisal and does not constitute an expert inspection of the property. If the presence of substances or environmental materials might affect the value of the property, the value estimate is predicted on the assumption that there is no such material or condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such condition, or for any expertise or engineering knowledge required to discover them. If desired, the client or lender should retain an expert on this field. The only way to be certain as to condition of the property with respect to "environmental hazards" is to have an expert in the field inspect the property. The appraisal should not be relied on as to whether or not environmental hazards actually exist on the property.
11. This appraisal is prepared for the exclusive use The City of North Miami. It may not be relied upon by any other party. Any party who uses or relies upon any information in this report, without the preparer's written consent, does so at their own risk. Any other use of this appraisal is not authorized. If this appraisal is used for any unauthorized purpose, the user shall indemnify and hold harmless the appraisers, officers, directors, and employees, from any and all claims, judgments or other liability, whether or not suit is filed, including reasonable attorney's fee and expenses of litigation.
12. The appraisers have not commissioned a licensed engineer to inspect the subject's structure as to its structural soundness. It is therefore assumed that the structure has been built utilizing quality workmanship and conforms to or exceeds local building codes and is structurally sound.
13. The source of any data used in this report is considered confidential and will only be revealed on a need to know basis. As real estate appraisers, our expertise lies in the areas of collection and analysis of data relevant to a property's market value. Conversely, the Americans with Disabilities Act represent a broad-based piece of civil rights legislation, which was recently enacted. Ostensibly, the American with Disabilities Act includes but is not limited to, accessibility and use of buildings and facilities by persons with varying disabilities. As such, analyzing a property as to its compliance, or lack thereof, with the American Disabilities Act is not within the realm of our expertise. More specifically, an individual property's compliance, or noncompliance, with the act would be best judged by an architect or engineer who is thoroughly familiar with the legislation. Technically an attorney would then also be required to assess the prospective feasibility of compliance, relative to the cost involved. In essence, since the appraiser has not been provided with any expert opinion as to the subject property's conformance with the American Disabilities Act, the appraisers are unable to determine if the subject property complies with the act. Again, as real estate appraisers, such a determination is outside of our discipline and we recommend that *The City of North Miami* contact appropriately qualified professionals to assist in such determination, if required.
14. The appraiser has not appraised this property in the past.
15. The appraiser meets U.S.P.A.P. competency rule having performed similar appraisals in the past.



## **Scope of Work**

### **Appraisal Services for City of North Miami**

#### **BACKGROUND**

Any property owner in the City of North Miami whose property abuts a public right-of-way may apply to the city for the abandonment or vacation, in whole or in part, of the abutting right-of-way. All requests for abandonment are subject to the requirements of Section 3-901 of the City's Land Development regulations that establishes uniform procedures for the abandonment of City owned streets, alleys and easements.

#### **PURPOSE & SCOPE**

The City seeks to retain a real estate firm (on an ongoing, as needed basis) to provide appraisal services to assess the value of lands lying within the right of way segment proposed for abandonment. Such lands may include but are not limited to: Streets, alleyways, sidewalks, medians.

#### **PROPERTY OWNER'S RESPONSIBILITY**

1. Upon request for abandonment, private property owners shall be charged a cost recovery fee for said appraisal service.
2. Provide copies plat of survey which clearly identifies and highlights the proposed area to be abandoned/ vacated.

#### **DELIVERABLE:**

##### **The appraisal firm shall:**

- Determine assessed property value of subject right or way proposed for abandonment.
- Provide written estimate to the City within 14 days of receiving said request.
- Provide a point person or project manager to work with City staff on all future requests for abandonment.

# RALPH PEÑA JR.

## SUMMARY OF PROFESSIONAL EXPERIENCE

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Ralph Pena Jr. has been active in Real Estate since 1972 and is President of Peña Appraisal Services, Inc. 5402 W. Flagler Street, Miami, FL. 33134. Tel: 305-448-5241.  
Cell: 305-992-8787, ralph@penaappraisal.com.

## PROFESSIONAL EXPERIENCE

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State Certified General Appraiser Lic. #RZ67

Florida Real Estate Broker since 1976 Lic.#0068030

National Association of Realtors

Miami-Dade, Broward, Palm Beach and Monroe Board of Realtors

H.U.D. Certified Appraiser

V.A Certified Appraiser

Certified for Uniform Standards for Federal Land Acquisitions (Yellow Book)

Expert Witness as a Real Estate Appraiser in the Federal Courts of the United States along with the Family Courts and Bankruptcy Courts for both Miami-Dade , Broward, and Palm Beach County, Florida.

## EDUCATION

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Society Real Estate Appraisal Residential Course 101

National Society of Fee Appraisers Residential Appraiser Course & Narrative Appraisal Course

American Institute of Real Estate Appraisers Course A-1

American Institute of Real Estate Appraisers Course A-2, Residential Evaluation

American Institute of Real Estate Appraisers, Standards Professional Practice Certified Appraisers Course 1 "Introduction to Revised URAR (FNMA 1004) and Valuation Issues Regarding CRA and Community Homebuyer Programs"

Case Studies in Uniform Standards

Appraisal Institute -Condemnation Appraising Basic Principles & Applications

Appraising Wetlands, Appraising Conservation Easements and Other Less Than Fee Interest

Environmental Hazards Impact on Real Estate Value

General Contractors Course

## PROPERTY TYPES APPRAISED

### **Residential**

Condo, Multi-Family Project (Townhouse, Condo, Etc) • Low Income and/or Affordable Housing • Mobile Home Park • Multi-family (5+ units)

### **Land**

Acreage (Mixed Use) • Acreage (Non-Residential) • Acreage (Residential) • Coastal / Lakeshore, Riverfront, Other Waterfront • Subdivision (Commercial, Industrial, etc) • Subdivision (Residential) • Wetland, Swamp, Marsh

### **Commercial**

Automobile Dealership • Branch Bank / Financial Building • Condominium (Office / Retail / Etc.) • Office Building (High Rise, over three stories) • Parking Facility (Lot or Garage) • Restaurant / Bar / Night Club • Retail (Single Tenant or Free Standing) • Self Storage • Shopping Center (Local, Strip, Neighborhood, Community, Etc.) • Shopping Center (Power Center, Outlet Center, Lifestyle, Etc.) • Shopping Center (Super Regional, Regional Mall)

### **Industrial**

Industrial (Heavy (Manufacturing) • Industrial (Small Office Warehouse / Mfg.) • Industrial Light (Distribution, Storage) • Tank Farm / Petroleum Storage • Truck Terminal / Hub / Transit Facility

### **Public**

Educational Institution (Public) • Recreation and Park • Religious Facility

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## REFERENCES

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Furnished Upon Request

**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
FLORIDA REAL ESTATE APPRAISAL BD**



<b>LICENSE NUMBER</b>	
RZ67	

The CERTIFIED GENERAL APPRAISER  
Named below IS CERTIFIED  
Under the provisions of Chapter 475 FS.  
Expiration date: NOV 30, 2016

PENA, RALPH JR  
5402 W. FLAGLER STREET  
MIAMI FL 33134



ISSUED: 11/13/2014

DISPLAY AS REQUIRED BY LAW

SEQ # L1411130002077



January 26, 2016

**VIA EMAIL**

nlebrun@northmiamifl.gov

Mr. Nixon Lebrun, AICP - City Planner  
City of North Miami  
Community Planning and Development  
776 N.E. 125<sup>th</sup> Street  
North Miami, Florida 33161

Dear Mr. Lebrun:

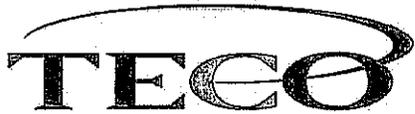
It was a pleasure meeting with you and your staff this morning. The meeting was informative and again proved useful. Your consistent open lines of communication are to be commended!

As instructed, please allow this letter to confirm that Pilgrim Evangelical Church, has officially accepted the newly revised offer for the Abandonment/Vacation of Right of Way purchase of the property currently owned by the City of North Miami for the amount of Fifty five thousand - eight hundred (\$55,800.00) as agreed.

Should you have any further questions and/or concerns, please feel free to contact us.

Best regards,

  
Pastor James Pasteurin  
Senior Pastor of Pilgrim Evangelical Church



PEOPLES GAS

5101 NW 21<sup>st</sup> Avenue, Suite 460  
Ft. Lauderdale, Florida 33309  
(954) 453-0811, Fax: (954) 453-0804

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*Easement & Right-of-Way Vacation Letter*

October 19, 2015

Ms. Katrina Lunan-Gordon  
City of North Miami  
Community Planning and Development  
776 N.E. 125<sup>th</sup> St.  
North Miami, FL 33161

**Subject: ABANDONMENT OF R.O.W.  
1293 AND 1301 N.W. 119<sup>TH</sup> ST.**

- (X) We have no facilities in the Easement/Right-of-Way described and have no objections to this vacation.

---

Angel Quant  
Regional Operations Manager

- ( ) We have facilities in the area to be vacated, however, we have no objections to this plat providing the applicant agrees to pay for the retirement of these facilities.

---

Angel Quant  
Regional Operations Manager

- ( ) We have facilities in the Right-of-Way to be vacated which cannot be relocated for technical reasons, however, we have no objections to the vacation providing a utility easement is incorporated in the re-plat.

---

Angel Quant  
Regional Operations Manager

- ( ) We have objection to the proposed vacation for the following reasons:  
TECO Peoples Gas has facilities in the easement and cannot be relocated.

---

Angel Quant  
Regional Operations Manager

Prepared By: Alex Roche



AT&T Florida  
9101 SW 24 St  
Miami, FL 33165

T: 305-222-8745  
F: 305-221-0974  
www.att.com

November 13, 2015

Mrs. Katrina Lunan-Gordon  
Community Planning & Development  
776 NE 125<sup>th</sup> Street  
North Miami, FL 33161

Re: Abandonment of Right-of-Way  
1293 and 1301 NW 119<sup>th</sup> Street, North Miami, Fl. 33167

Dear Katrina,

This letter shall serve as notice that active AT&T Florida (BellSouth) underground facilities of record exist within the public right of way proposed to be vacated as referenced. Easements will need to be dedicated and/or other provisions made to provide for the continued legal occupation of the property by this utility to facilitate the proposed closure of the public right of way and maintain uninterrupted communication services. Specific contractual arrangements will be required for recovering costs associated with any relocation or removal of the facilities if so desired.

This information is based on existing AT&T Florida records and BOUNDARY SURVEY provided by you. Please contact me for any additional information you may require in this regard.

Sincerely,

Jesus Castellanos, Mgr OPS Planning/Design  
SE Network Operations Const/Eng – SFL District

Attachment

cc: Manny Rodriguez, AT&T FL  
Steven Low, AT&T FL





776 N.E. 125 Street, North Miami, Florida 33161

## Staff Report

Page 1 of 4

Date: February 9<sup>th</sup>, 2016

To: Honorable Members of the Planning Commission

From: Nixon Lebrun, AICP, CFM, City Planner, Community Planning & Development

Re: **Tentative Plat Approval – CRP/Westport Self-Storage 125<sup>th</sup>, LLC.**  
**Folio Numbers: 06-2229-042-0190/0220/0222/0240**

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**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A TENTATIVE PLAT REQUEST FROM CRP/WESTPORT SELF STORAGE 125TH, LLC, D/B/A U.S. STORAGE CENTERS, TO CONSOLIDATE FOUR (4) ADJACENT PARCELS (SPECIFICALLY IDENTIFIED BY MIAMI-DADE COUNTY FOLIO NUMBERS 06-2229-042-0190, 06-2229-042-0220, 06-2229-042-0222, AND 06-2229-042-0240) INTO ONE (1) SINGLE PARCEL WITH ONE (1) SINGLE FOLIO NUMBER, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-802 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, AND CHAPTER 28, SECTION 28-7 (B) OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

### **STAFF RECOMMENDATION**

That the Planning Commission recommend approval of the proposed resolution approving with conditions the proposed tentative plat to consolidate the above-captioned adjacent parcels into one single parcel with one single folio number and forward said resolution to the Mayor and City Council for final consideration.

### **BACKGROUND INFORMATION**

CRP/Westport Self-Storage 125<sup>th</sup>, LLC, d/b/a US Storage Centers (the “Applicant”) is the owner on record of the 73,350-sq. ft. property having addresses of 1396 NE 125<sup>th</sup> Street and 12380-12460 NE 13<sup>th</sup> Place, North Miami, FL, and specifically identified with Miami-Dade folio or parcel identification numbers: 06-2229-042-0190; -0220; -0222; and -0240. The 6,279-sq. ft. parcel associated with the folio number ending with 0190 is zoned C-3, Commercial District and fronts on NE 125<sup>th</sup> Street. The two middle parcels (with the folio numbers ending with 0220 and 0222) comprise 22,653 sq. ft. and 15,535 sq. ft. respectively, are zoned M-1, Industrial District, and front on NE 13<sup>th</sup> Place. The southerly parcel (with folio number ending with 0240) is by far the largest among the four parcels with an area of almost 29,000 sq. ft. This polygonally-shaped parcel stretches from NE 13<sup>th</sup> Avenue and NE 13<sup>th</sup> Place, and, like the middle two parcels, is also zoned M-1.

The Applicant is proposing to demolish the existing warehouse on the property and build a new 147,000-square self-storage facility on the three parcels with the M-1 zoning classification,, consistent with the underlying regulations of said zone. The small, non-conforming parcel with the C-3 zoning classification will be used to provide for access to the proposed facility from NE 125<sup>th</sup> Street, as well as for customer parking. As per the development plans that were submitted to and approved by the City’s Development Redevelopment Committee (DRC), the proposed facility will be comprised of four (4) levels of self-storage, two (2) loading zones and a retail-customer service entryway. Similar to the eighty (80) other facilities that the Applicant owns, operates and manages throughout several other states, this facility will be equipped with many of today’s leading amenities, such as key-code entrances, 24-hour video recording and climate-controlled units. Furthermore, the site plan, depicts a building, which features state-of-the-art, modern design and excellent curb appeal, while breaking the typical storage design norms.

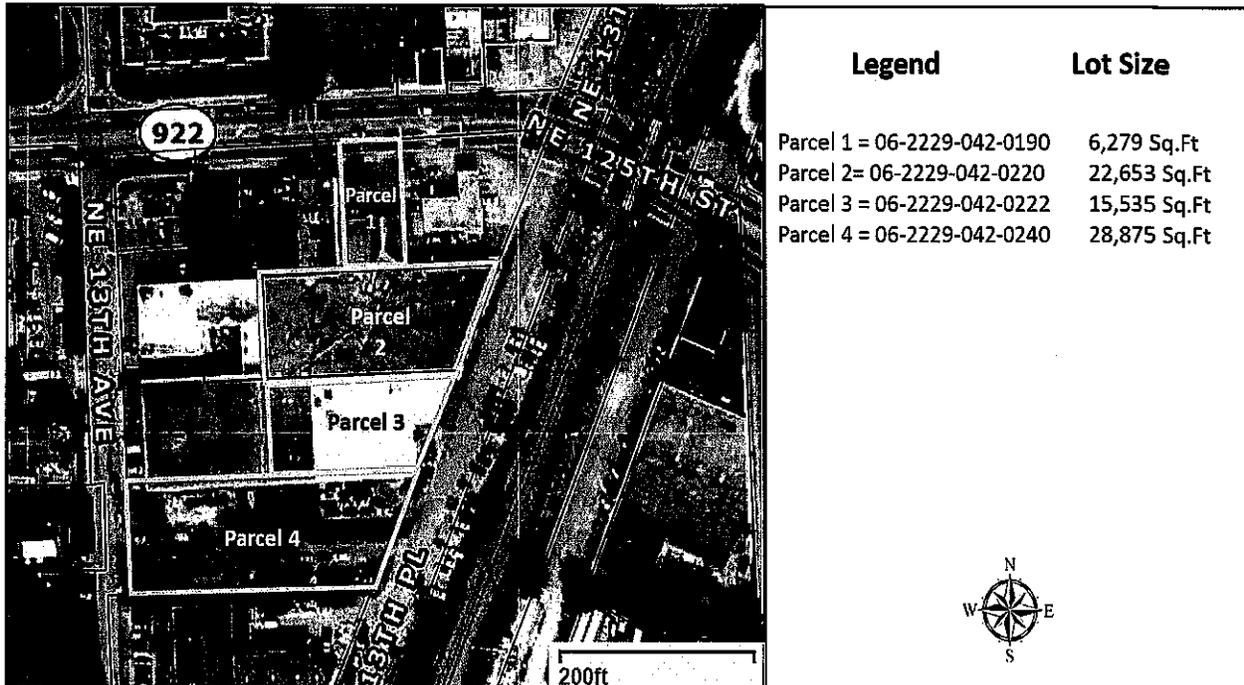
In consideration of the issuance of building permits in connection with the proposed self-storage facility, and for other good and valuable consideration, the Applicant has submitted a Unity of Title (UOT), which was reviewed and accepted by the City Attorney’s Office for legal sufficiency. While this instrument insures against multi-ownerships and possible lack of adherence to the site plan approved by the City’s DRC, it does not however simplify the legal description of the several different parcels involved. In accordance with Chapter 29: “Land Development Regulations (LDRs),” Article 3, Division 8, Section 3-802 of the City of North Miami Code of Ordinances and Chapter 28, Section 28-7(B) of the Miami-Dade County Code of Ordinances, the Applicant has therefore filed this plat of consolidation to address these shortcomings of the UOT and unify the four parcels that make up the subject property into one single parcel featuring one legal description and one folio number.

**NEIGHBORHOOD LAND USE CHARACTERISTICS**

<b>Property</b>	<b>Future Land Use</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
Site	Commercial Office & Industrial	C-3, Commercial District & M-1, Industrial District	Martial Art School & Warehouse
North	Commercial Office	C-3, Commercial District	Multi-Family Condos
South	Industrial	M-1, Industrial District	Warehouses
East	Industrial	M-1, Industrial District	Warehouses
West	Low-Density Residential	R-2, Single-Family District	Single-Family Houses

As shown in the aerial picture below, the subject property consists of four adjacent parcels lying primarily along NE 13<sup>th</sup> Place and the FEC Railroad, and with limited frontages on NE 125<sup>th</sup> Street and NE 13<sup>th</sup> Avenue. The properties in the immediate vicinity of the site are zoned M-1 and comprise a mixture of warehousing and light manufacturing uses. The properties on both sides of NE 125<sup>th</sup> Street are commercially zoned and includes uses ranging from retail to offices to apartment buildings. The properties along the west side of NE 13<sup>th</sup> Avenue are zoned R-2, Single-Family Residential District and have all been developed with single-family residences, except for

the 40,563-sq. ft. property located at the southwest corner of NE 125<sup>th</sup> Street and NE 13<sup>th</sup> Avenue, which is zoned C-3, Commercial District and features a dry cleaning establishment.



**ANALYSIS & RECOMMENDATION**

As previously stated, the purpose of this tentative plat request is to unify the four parcels that make up the subject property into one single parcel with a simplified legal description. This request will not require any amendments to the Comprehensive Plan in that it does not change the Commercial/Office and the Industrial Land Use Plan map designations of these parcels, nor does it alter the uses or intensities of development authorized by the Future Land Use Element (FLUE) in these land use designations. Furthermore, this plat of consolidation request will not involve any amendment to either the text of the LDRs or the adopted Zoning Map, nor will it permit any use or development, which is otherwise prohibited by the underlying zoning regulations.

*Outside Agencies:* Before submitting the tentative plat request, the surveyor retained by the Applicant sent the proposed waiver of plat survey to utility companies, i.e., Florida Power and Light Company (FPL), AT&T, Comcast, and TECO People’s Gas for their review and comments. Letters of no objection were received from all such utility companies and are attached to this report.

*City Staff Comments:* The Community Planning and Development Department (the “Department”) reviewed the proposed waiver of plat request and found it to be consistent with the goals, policies and objectives of the City’s Comprehensive Plan, and to be in keeping with the purpose and intent of the LDRs, as they relate to dimensional and concurrency requirements. Subsequently, the tentative plat was sent to other City Departments to garner input, particularly Public Works Department to anticipate the impacts on Water and Sewer services. The waiver of plat has met with the approval of these other Departments.

In addition to City Staff’s comments, peer review comments were also solicited from the City’s contracting surveying company, Craven Thompson & Associates. These comments, which are enclosed in this staff report, have been shared with and have, for the most part, been addressed by the Applicant’s surveyor. Any remaining outstanding comments at the date of this writing will be addressed prior to the City Council’s consideration of this waiver of plat request.

In light of these findings, staff is of the opinion that the application is both consistent with the goals, objectives and policies of the City’s Comprehensive Plan and in keeping with the purpose and intent of the City’s LDRs. Consequently, staff requests that the Planning Commission recommends approval of the attached resolution approving the requested waiver of plat, and subsequently forward the resolution to the City Council for final consideration, subject to the following conditions:

1. *Peer Review Comments.* The applicant shall address any remaining outstanding comments issued by the City’s contracting surveying company, Craven Thompson & Associates before the item can be placed on the City Council agenda for final consideration of the resolution.
2. *Approving Resolution.* After Council approval and upon the filing of a request for County review, a signed copy of the approving resolution shall be delivered to the Platting and Traffic Review Division of the Miami-Dade’s Department of Regulatory and Economic Resources, along with copies of the survey.
3. *Expiration of tentative plat.* This tentative plat shall expire and be of no further force and effect if a completed application for a final plat is not filed as set forth in Article 3, Division 8, Section 3-803 of the LDRs within one hundred eighty (180) days of approval by the County Platting and Traffic Review Division. Should this tentative plat not be extended and be expired, a new tentative plat application shall be resubmitted for further review by City Staff and the Planning Commission pursuant to the requirements of Article 3, Division 8, Section 3-802 of the LDRs.

NL/ tws

Attachments:

1. Proposed Resolution
2. Tentative Plat – Letter of Intent
3. Exhibit 1 – “Tentative Plat for Pineapple Partners Subdivision”
4. Letters of No Objection from Comcast, FPL and TECO

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A TENTATIVE PLAT REQUEST FROM CRP/WESTPORT SELF STORAGE 125TH, LLC, D/B/A U.S. STORAGE CENTERS, TO CONSOLIDATE FOUR (4) ADJACENT PARCELS (SPECIFICALLY IDENTIFIED BY MIAMI-DADE COUNTY FOLIO NUMBERS 06-2229-042-0190, 06-2229-042-0220, 06-2229-042-0222, AND 06-2229-042-0240) INTO ONE (1) SINGLE PARCEL WITH ONE (1) SINGLE FOLIO NUMBER, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-802 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, AND CHAPTER 28, SECTION 28-7 (B) OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

**WHEREAS**, CRP/Westport Self Storage 125<sup>th</sup>, LLC, d/b/a US Storage Centers (“Applicant”) is the owner of four (4) adjacent parcels (specifically identified with Miami-Dade County folio numbers 06-2229-042-0190, 06-2229-042-0220, 06-2229-042-0222, and 06-2229-042-0240), generally situated on 1396 NE 125<sup>th</sup> Street and 12380-12460 NE 13<sup>th</sup> Place with approximately 73,342 square feet in size (collectively referred to herein as “Subject Property”); and

**WHEREAS**, the Applicant has proposed to demolish the existing warehouse on the Subject Property and build a new, state-of-the-art four level self-storage facility with parking (“Facility”), to be developed well within the parameters prescribed by City of North Miami (“City”) Codes of Ordinances, Land Development Regulations (“LDRs”) and other applicable building codes; and

**WHEREAS**, the purpose of Applicant’s tentative plat request (entitled “Tentative Plat for Pineapple Partners Subdivision”) is to unify the four parcels encompassed in the Subject Property into one (1) single parcel with a simplified legal description, in order to proceed with the development of the new Facility; and

**WHEREAS**, on February 9, 2016, the City Planning Commission reviewed the Application and found that it conforms to the requirements of Article 3, Division 8, Section 3-802,

LDRs, and thereby recommended approval to the Mayor and City Council, subject to the conditions indicated in staff's report; and

**WHEREAS**, the Mayor and City Council have determined that the proposed tentative plat furthers the best interest of the City, will not adversely affect the public health, safety, and welfare, and thereby approve the Application as recommended by the City Planning Commission.

**NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**

**Section 1. Approval of Tentative Plat.** The Mayor and City Council of the City of North Miami, Florida, hereby approve a tentative plat request from CRP/Westport Self Storage 125TH, LLC, d/b/a US Storage Centers, to consolidate four (4) adjacent parcels (specifically identified by Miami-Dade County folio numbers 06-2229-042-0190, 06-2229-042-0220, 06-2229-042-0222, and 06-2229-042-0240) into one (1) single parcel with one (1) single folio number, in accordance with Article 3, Division 8, Section 3-802 of the City of North Miami Code of Ordinances, Land Development Regulations, and Chapter 28, Section 28-7 (B) of the Miami-Dade County Code of Ordinances.

**Section 2. Effective Date.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by a \_\_\_\_\_ vote of the Mayor and City Council of the City of North Miami, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
DR. SMITH JOSEPH  
MAYOR

ATTEST:

\_\_\_\_\_  
MICHAEL A. ETIENNE, ESQ.  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

---

ROLAND C. GALDOS, ESQ.  
INTERIM CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**Vote:**

Mayor Smith Joseph, D.O., Pharm. D.  
Vice Mayor Alix Desulme  
Councilman Scott Galvin  
Councilwoman Carol Keys, Esq.  
Councilman Philippe Bien-Aime

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



**Letter of Intent for City of North Miami Florida DRC  
Self-Storage Facility Located at  
1396 NE 125<sup>th</sup> Street North Miami, FL 33161**

November 30, 2015

To Whom It May Concern:

CRP/Westport Self Storage 125<sup>th</sup>, L.L.C., d/b/a US Storage Centers requests a tentative plat because it is proposing to develop a new self-storage facility located at 1396 NE 125<sup>th</sup> Street. However, the entire project will include four (4) parcel numbers total. The majority of the properties (06-2229-042-0240, 06-2229-042-0222 and 06-2229-042-0220) are zoned M-1 wherein self-storage is a permitted use. The fourth parcel (062229-042-0190) is zoned C-3 but this lot will only be used as a main entrance off of NE 125<sup>th</sup> Street and customer parking.

The existing warehouse located on the subject property will be demolished, to be replaced by a commercial development comprised of four floors of climate controlled self-storage, two loading zones and a retail - customer service entryway.

USSC develops, owns, operates and manages over 80 facilities, throughout 12 states and totaling over 5.1 million rentable square feet. We have a fully integrated platform that combines the best in people, processes and technology with the goal of delivering the best customer experience in the industry. Our facilities are clean, conveniently located, and equipped with many of today's leading amenities such as key-code entrances, 24 hour video recording and climate controlled units.

The aesthetic design provided by TAO architects with the help of the US Storage Centers development team has raised the bar for self-storage development not only in the City of North Miami but the surrounding areas as well. This state of the art - modern design will have excellent curb appeal while breaking the typical storage design norms.

In summary, the increasing population of the surrounding communities including North Miami has created a need for new self-storage facilities. Once developed, this modern storage facility will provide a clean, safe and well positioned environment for the residents of North Miami to store their personal belongs. Thank you for considering our Tentative Plat Development Application.

Sincerely,

CRP/WESTPORT SELF STORAGE 125<sup>TH</sup>, L.L.C.

By: WESTPORT PROPERTIES, INC.

Its: Manager

By:

Charles Byerly

Its: President





August 7, 2015

Consulting Engineering & Science, Inc.  
Attn: Victoria Botto  
10700 North Kendall Drive, Suite # 400  
Miami, FL 33176

**RE: Service availability to 1380 N.E. 125<sup>th</sup> Street – North Miami Self Storage – Sunshine Design Ticket No. 217502339.**

TECO Peoples Gas has natural gas service in the vicinity of the mentioned properties referenced below and we welcome the opportunity to service your client with natural gas. Feasibility for installing the underground service to the above referenced locations can be determined once we have the required load calculations and site plan. The representative for your area is Juan Llarena and he can be reached at (786) 412-9821.

In the meantime, should you need further assistance, you can contact me by calling 954-453-0801.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael K. Walsh", is written over a faint, circular stamp or watermark.

Michael K. Walsh  
Regional Sales Manager  
South Region

C: Juan Llarena  
MKW/js



---

Engineering Office Orlando

6000 Metro West Blvd.  
Suite 201  
Orlando, FL 32835-7631  
Phone: (407) 578-8000  
Fax: (407) 578-7300  
Email: seriksson@pea-inc.net

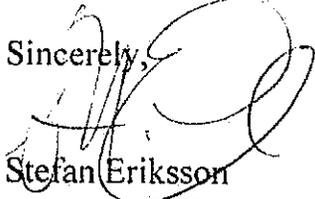
August 12, 2015

CES Consultants, Inc.  
Attn: Ms. Victoria Botto  
10700N Kendall Dr, Suite 400  
Miami, FL 33176  
(305) 378-5555

**RE: North Miami Self Storage @ 1380 NE 125<sup>th</sup> St  
Miami-Dade County**

**AT&T Corp Long Line (Transmission) and TCG South Florida has no facilities located within the above project limits. No Involvement is anticipated.**

Sincerely,



Stefan Eriksson  
Assistant Project Engineer

SGE/CM 15-01-007/ 08-04-001  
Cc: G. Jacobson/ M. Ayo (AT&T Corp/ TCG South Florida)  
File

Orlando, FL Gainesville, FL Miami, FL

December 08, 2015

Hadonne  
Land Surveyors & Mappers  
1985 NW 88<sup>th</sup> Ct. Suite 201  
Doral FL, 33172

Re: Electric Service Availability  
North Miami Self Storage  
1380 NE 125<sup>th</sup> St. Miami-Dade County FL.

Dear Mariela Alvarez;

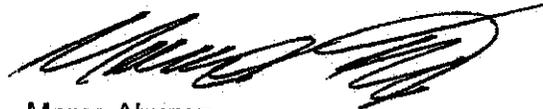
I am familiar with the subject properties and hereby advise you that Florida Power & Light Company is prepared to supply all necessary and required power to the referenced properties.

FPL currently has existing facilities in the vicinity of the site which will supply the power requirements, with the understanding that the owners will grant to Florida Power & Light Company any other easement rights necessary to provide the service from existing utility easements to the property; and pay, if required, any overhead to underground differential costs.

Power will be supplied at prevailing rates for the appropriate class of service. Prior to beginning construction of the above referenced property, FPL will need certain information in order to design the electrical facilities needed to provide electric service.

It is a pleasure to be of service to you. Thank you for your cooperation and if I may be of further assistance, please call me at (305) 770-7979.

Sincerely,



Marco Alvarez  
Associate Technical Specialist

Date: February 9<sup>th</sup>, 2016

To: Honorable Members of the Planning Commission

From: Nixon Lebrun, AICP, CFM, City Planner, Community Planning & Development

Re: **Proposed Chinatown Cultural Arts and Innovation District Designation**

---

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE DESIGNATION OF THE COMMERCIAL AREAS ALONG NW 7<sup>TH</sup> AVENUE BETWEEN NW 119<sup>TH</sup> STREET TO NW 135<sup>TH</sup> STREET AS A 'CHINATOWN CULTURAL ARTS AND INNOVATION DISTRICT'; FURTHER AUTHORIZING THE INTERIM CITY MANAGER TO DO ALL THINGS NECESSARY TO CREATE A MASTER PLAN TO SERVE AS A DESIGN GUIDE TO ENSURE THE FUTURE GROWTH OF THE SUBJECT AREA; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

### **STAFF RECOMMENDATION**

That the Planning Commission recommends adoption of the attached resolution authorizing the designation of the commercial areas along the NW 7<sup>th</sup> Avenue Corridor, between NW 119<sup>th</sup> Street and NW 135<sup>th</sup> Street, as a "Chinatown Cultural Arts and Innovation District," and further authorizing the Interim City Manager to create a Master Plan and forward said resolution to the Mayor and City Council for final consideration.

### **BACKGROUND & HISTORY**

The proposed resolution sponsored by District 4 Councilman Alix Desulme seeks to designate the commercial areas along NW 7<sup>th</sup> Avenue, between NW 119<sup>th</sup> Street and NW 135<sup>th</sup> Street, as a "Chinatown Cultural Arts and Innovation District."

The NW 7<sup>th</sup> Avenue Corridor is unique, not just to the City of North Miami, but for the larger Miami-Dade County as well. The area is virtually entirely commercial with few residential developments. Historically, the NW 7<sup>th</sup> Avenue Corridor has provided a wide array of job opportunities and services to the residents and communities neighboring the corridor. NW 7<sup>th</sup> Avenue (or State Road 7 or US 441), is a major State arterial road maintained by the Florida Department of Transportation (FDOT) with average annual daily vehicular trips of 30,500 motorists. According to a 2013, economic/market evaluation performed by Strategic Planning Group, Inc. the NW 7<sup>th</sup> Avenue corridor was historically a major north-south commercial thoroughfare that primarily housed automotive shops, light industrial and retail establishments. However, the construction of Interstate-95 (I-95) had a significant adverse impact on the NW 7<sup>th</sup>

Avenue corridor in several ways: First, I-95 acts as a natural geographic barrier that bifurcates the modest western neighborhoods from the rest of the City since only five streets cross the Interstate within the City. Second, the northern gateway to NW 7<sup>th</sup> Avenue above NW 143 Street has been significantly hindered due to the construction of multiple interchanges, limiting its inter county connectivity and removing a significant amount of the north-south vehicular traffic that typically supports the business activities of the corridor. Thirdly, redevelopment along the NW 7<sup>th</sup> Avenue corridor is further encumbered due to lot size constraints mainly on the western portion of the corridor.

Despite the various challenges affecting the progress of NW 7<sup>th</sup> Avenue, in recent years, the City has made significant strides to foster economic growth and spur redevelopment along the corridor. As such, in 2005, the Mayor and City Council created the North Miami Community Redevelopment Agency (NMCRA), in order to identify and develop plans and activities to eliminate and prevent the spread of blight, and to develop workable programs to aid in rehabilitation, conservation, and redevelopment of the City's physical, economic, educational and social resources throughout the City.

To lend support to the revitalization efforts along the NW 7 Avenue corridor, the CRA funded several façade loans and business assistance grants to help retain and attract new businesses. Additionally, in 2013, the City subsequently adopted the Downtown Development and Major Corridor Master Plan that includes an economic analysis and series of strategies intended to bring revitalization to the City's Major Commercial Corridors as well as the Downtown District. In 2013, the Mayor and City Council further passed and adopted Resolution R-2013-12, allocating \$1 million to the NW 7<sup>th</sup> Avenue Commercial Façade Program. Funded by the City's General Fund, the façade program established a maximum rehabilitation assistance of \$80,000 per property owner to improve the exterior walls, landscaping and parking lots of commercial buildings fronting along the NW 7<sup>th</sup> Avenue Corridor. The purpose of the program is to improve the aesthetic appeal of the storefronts and in turn attract new customers that can systematically boost the marketability of the surrounding area.

Additionally, beyond the City's local efforts, Miami-Dade County Board of County Commissioners understand how vital this corridor is to the economy and sustainability of the County, and has therefore taken various actions to spur the economic redevelopment of the Corridor. In March of 2004, the NW 7<sup>th</sup> Avenue Community Redevelopment Area was adopted and included approximately 112 acres generally bounded on the North by NW 119<sup>th</sup> Street, on the South by the municipal boundary of the City of Miami (approximately 175 feet north of NW 79<sup>th</sup> Street), on the East by I-95 and the West by the properties bordering on NW 7<sup>th</sup> Avenue in unincorporated Miami-Dade County. On April 4, 2011, the original boundary of that Community Redevelopment Area expanded to include another 134 acres within the Unincorporated Municipal Service Area (UMSA). The City of Miami Gardens generally bound the expansion area on the north, the City of North Miami on the south, on the west by the westernmost property lines of the parcels that abut the westerly right-of-way along NW 7<sup>th</sup> Avenue and on the east by Interstate 95.

## **PURPOSE OF THE DESIGNATION**

Goal 9 of the City's Comprehensive Plan (Economic Element) requires that the City create conditions that will enhance the economic prosperity of local businesses and attract new business while improving the quality of life for all of its citizens. Given the foregoing, the City desires to stimulate economic growth and development within its commercial districts with particular interest in reviving the stagnant commercial district along the NW 7<sup>th</sup> Avenue Corridor, by expanding opportunities for existing businesses while attracting new investment. To aid in this effort the City recognizes that as an emerging market, China serves as an important trading partner for the United States, dominating the global market in the manufacture of goods and commodities. However, throughout the region there is currently no notable enclave or designated area that serves as a focal point that fosters Chinese culture, heritage, or investment. In order to position itself as a desirable gateway, the City seeks to establish an area along NW 7<sup>th</sup> Avenue to serve as a regional anchor to promote Chinese culture, commerce and innovation. NW 7<sup>th</sup> Avenue is the northern commercial and transportation gateway to the County.

In addition to developing a master plan to attract foreign investment to the Corridor, one purpose of the Chinatown Cultural Arts and Innovation District is to capitalize on the interest and momentum created by these County-led efforts to establish an anchor focused on Chinese culture and business investment. Specifically efforts have been made through the NW 7<sup>th</sup> Avenue expanded CRA, to transform the segment of that Corridor, which lies within the City limits (from NW 119<sup>th</sup> Street to NW 143<sup>rd</sup> Street, excluding the areas west of the avenue, north of NW 135<sup>th</sup> Street) into a walkable, human-scaled, aesthetically pleasing, transit-oriented destination. Lastly, the district seeks to synergize the creative and cultural arts industries by recognizing the area as one that celebrates both "culture" and "innovation," and developing a master plan with outlined strategies that support this initiative. With support from the American Da Tang Group, known for real estate brokerage and development, the proposed request will allow the city to transform the corridor into a well-recognized, labeled, mixed-use destination that can serve as a regional anchor for global economic and trading power (see attached letter).

## **RATIONALE FOR INNOVATION**

According to scholars from the Brookings Institute, innovation districts are geographic areas where leading-edge anchor institutions and companies cluster and connect with start-ups, business incubators, and accelerators. They are also physically compact, transit-accessible, and technically savvy and offer a mixed of complementary uses. In essence, they can be seen as the manifestation of mega-trends altering the location preferences of people and firms and, in the process, increase the supply of new jobs, and in the long run raise the average household income of an area.

Led by an eclectic group of institutions and leaders these districts are emerging in dozens of cities and metropolitan areas in the United States and overseas and already reflect distinctive typologies and levels of formal planning. Indeed, in several cities across the nation, these

districts are either emerging near anchor institutions, developing where underutilized areas (particularly older industrial areas) are being re-imagined and remade.

Innovation districts are being explored by more urbanized communities with limited vacant land and abundant opportunities for re-envisioning and transforming underutilized commercial spaces into sustainable creative enclaves, one that represents a radical departure from traditional economic development. Indeed, unlike customary urban revitalization efforts that have emphasized the commercial aspects of development (e.g., housing, retail, sports stadiums), innovation districts help a city and metropolis move up the value chain of global competitiveness by growing the niche firms, networks, and traded sectors that drive broad-based prosperity. Instead of maintaining old outdated commercial strips, innovation districts focus extensively on creating a dynamic mixed-use center that promotes research, technology and sustainability. Rather than focus on discrete industries, innovation districts represent an intentional effort to create new products, technologies and market unique sectors and specializations.

## CONCLUSION

As the 5<sup>th</sup> largest City in the County with two major tertiary level institutions (Johnson & Wales University and Florida International University) within its City limits and a strategic “middle of the market” location between Miami and Ft. Lauderdale, the City of North Miami is ideally suited to establish a trade hub for future Chinese investment. In fact, North Miami is home to a significant population of Chinese students who attend Florida International University (FIU) through a joint agreement with the Chinese government. It is important to note that the Florida International University Tianjin Center is an overseas campus of Florida-based FIU located in Tianjin, in the People's Republic of China, from which a branch of the FIU School of Hospitality & Tourism Management operates. The center was constructed as a cooperative venture with the City of Tianjin and FIU.

China is and will remain for a long time an important trading partner for the United States, as it dominates the global market in the manufacture of goods and commodities. Major cities like Washington D.C., Seattle, New York, Los Angeles and San Francisco, which have historically served as first entry points for Chinese immigrants, have all created their Chinatown districts to preserve the authenticity of Chinese American culture. These cities are keen to capitalize on the rise of China as a global economic and trading power, and further strengthen their roles as gateways to usher in billions of dollars of foreign direct investment. If approved the City intends to assemble a steering committee in order to develop a Chinatown Master Plan & Design Guidelines to serve as a blueprint to aid in the future integration of Chinese motifs and cultural elements in the streetscape and the building façade of the proposed district. Staff requests that the Planning Commission recommend approval of the proposed resolution and forward to City Council for final approval.



776 N.E. 125 Street, North Miami, Florida 33161

# Staff Report

Page 5 of 5

**Attachments:**

1. Proposed Resolution
2. American Da Tang Group – Letter of Support

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE DESIGNATION OF THE COMMERCIAL AREAS ALONG NW 7TH AVENUE BETWEEN NW 119<sup>TH</sup> STREET TO NW 135<sup>TH</sup> STREET AS A 'CHINATOWN CULTURAL ARTS AND INNOVATION DISTRICT'; FURTHER AUTHORIZING THE INTERIM CITY MANAGER TO DO ALL THINGS NECESSARY TO CREATE A MASTER PLAN TO SERVE AS A DESIGN GUIDE TO ENSURE THE FUTURE GROWTH OF THE SUBJECT AREA; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

**WHEREAS**, Goal 9 of the City of North Miami ("City") adopted Comprehensive Plan requires that the City create conditions which will enhance the economic prosperity of local businesses and attract new business while improving the quality of life for all of its citizens; and

**WHEREAS**, the City desires to stimulate economic growth and development within its commercial districts with particular interest in reviving the stagnant NW 7<sup>th</sup> Avenue Corridor, by expanding opportunities for existing businesses while attracting new investment; and

**WHEREAS**, it is further recognized that as an emerging market, China serves as an important trading partner for the United States, dominating the global market in the manufacture of goods and commodities; and

**WHEREAS**, major destinations in the United States, such as Washington D.C., Seattle, New York, , Los Angeles and San Francisco all have Chinatowns that serve as strategic portals for tourism and significant gateways to usher in billions of dollars of foreign investment; and

**WHEREAS**, in order to position itself as a desirable gateway for Chinese investment and commerce, the City seeks to establish an area along NW 7<sup>th</sup> Avenue to serve as a regional anchor to promote Chinese culture, commerce and innovation; and

**WHEREAS**, the City desires to designate the commercially zoned areas along NW 7<sup>th</sup> Avenue between NW 119<sup>th</sup> Street to NW 135<sup>th</sup> Street as a *Chinatown Cultural Arts and Innovation District* and will work with a seven (7) member steering committee comprised of CRA and City Staff as well as regional partners and experts in Chinese culture, business and investment; and

**WHEREAS**, the City seeks to develop a Chinatown Master Plan & Design Guidelines to serve as a blueprint to aid in the future integration of Chinese motifs and cultural elements in the streetscape and the building façade of the proposed district; and

**WHEREAS**, on February 9, 2016, the Planning Commission conducted its review at a duly noticed public meeting and found the proposed Chinatown Master Plan & Design Guidelines to be consistent with applicable policies and goals of the Comprehensive Plan, and thereby recommended approval to the Mayor and City Council; and

**WHEREAS**, the Mayor and City Council of the City of North Miami has determined that the proposed resolution is in the best interest of the City, promotes economic development and positively enhances the health, safety, and welfare of the residents of the City of North Miami.

**NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**

**Section 1.**     **Creation of the District.** The Mayor and City Council of the City of North Miami, Florida, hereby designate the C-1 zoned areas along NW 7<sup>th</sup> Avenue between NW 119<sup>th</sup> Street to NW 125<sup>th</sup> Street as a *Chinatown Cultural Arts and Innovation District*.

**Section 1.**     **Authorization to Create Master Plan and Steering Committee.** The Mayor and City Council of the City of North Miami, Florida, hereby authorize the Interim City Manager to do all things necessary to effectuate the creation of a seven (7) member Steering Committee to begin working on a ‘Chinatown Master Plan & Design Guidelines’ to serve as a design guide to ensure the future growth of the subject area.

**Section 2.**     **Effective Date.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by a \_\_\_\_\_ vote of the Mayor and City Council of the City of North Miami, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
DR. SMITH JOSEPH  
MAYOR

ATTEST:

\_\_\_\_\_  
MICHAEL A. ETIENNE, ESQ.  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
ROLAND C. GALDOS, ESQ.  
INTERIM CITY ATTORNEY

SPONSORED BY: COUNCILMAN ALIX DESULME

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**Vote:**

Mayor Smith Joseph, D.O., Pharm. D.  
Vice Mayor Alix Desulme  
Councilman Scott Galvin  
Councilwoman Carol Keys, Esq.  
Councilman Philippe Bien-Aime

\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)  
\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)  
\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)  
\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)  
\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)



American Da Tang Group  
美國大唐集團

February 1, 2016

Council Member Alix Desulme  
776 NE 125 Street, 2nd Floor  
North Miami, FL 33151

**Re: Chinatown Cultural Arts and Innovation District**

Dear Councilman Desulme,

Dear Alix,

This letter follows a meeting in December 2015 at the office of the Chair of the Miami-Dade County Board of County Commissioners, Mr. Jean Monestime, regarding the need for a Chinese Cultural Arts & Innovation District within South Florida, with a particular interest in the NW 7<sup>th</sup> Avenue Corridor. I applaud the City for proposing legislation to create the region's first cultural arts and innovation district highlighting Chinese culture and enterprise.

We believe the proposed designation would help transform the corridor, which has been plagued by decades of financial disinvestment, urban blight and lacking a notably identify. With proper planning and financial backing through both private and public funding sources it is our hope that the corridor will be transformed into regional anchor to serve as a vibrant district showcasing Chinese culture, arts, commerce and innovation.

The American Da Tang Group is known for real estate brokerage and development, as such, we offer our assistance in your future planning endeavors and will participate in any future steering committee in order to make this District, not just a reality, but also a success.

Sincerely,

Dr. Shan Jie Li  
CEO & Chief Economist

American Da Tang Group  
1001 Brickell Ave, Suite 2306, Miami, FL 33131  
786-409-2540  
[www.americandatang.com](http://www.americandatang.com)