CLERKS SUMMARY AND OFFICIAL MINUTES
SUNSHINE MEETING
POINCIANA INDUSTRIAL PARK TOUR
ECONOMIC DEVELOPMENT AND SOCIAL SERVICES COMMITTEE
MARCH 7, 2012

The Poinciana Industrial Park (PIP) Tour for the Economic Development and Social Services Committee (EDSSC) convened at the corner of N.W. 27th Avenue and 74th Street at 10:00 a.m. County Commissioners Esteban Bovo, Jr., Jean Monestime and Rebecca Sosa; and Miami-Dade Economic Advocacy Trust (MDEAT) Chairperson Robert Holland and Board members Ron Butler and Treska Rodgers were present. Also present were Deputy Mayor Russell Benford; Assistant County Attorney Terrence Smith; John Dixon, Jr., MDEAT Executive Director; and Deputy Clerk Alan Eisenberg

Mr. Dixon welcomed commissioners, board members and other participants to today's PIP Tour, noting maps were distributed depicting the County-owned parcels and the site locations included as part of the Tour.

Commissioner Monestime acknowledged Commissioner Sosa, EDSSC Chairwoman for partnering with the MDEAT on this effort. He also acknowledged Deputy Mayor Benford for preparing the draft report on the development of this site. Commissioner Monestime noted he looked forward to a series of meetings with the developers, members of the County Administration and the community, and other stakeholders to ensure that this site (Parcels B, C & D) produces appropriate development and jobs for this community. Commissioner Monestime also acknowledged Commissioner Bovo and all participants for attending today's meeting, noting that their presence was indicative of their interest in this development, creating jobs for the residents of this community, and in making the County a better place for all.

Mr. Holland noted the Poinciana Development had been the focus of discussions for the past thirty years; however, no action on the property was taken. The areas surrounding the Poinciana Development had one of the highest unemployment and underemployment rates in the County, and a significant amount of funding had been spent on housing in this area, including the Northpark at Scott Carver Development (Hope VI Project), which was located to east and currently visible to Tour participants, Mr. Holland noted. He said the job base to support Northpark did not exist; however, these properties along with the SEC rail lines had the potential to support the increase in cargo volume expected after the Port of Miami Dredging Project was completed. The development of these parcels would create blue-collar jobs, provide economic opportunities, and provide the surrounding residents with a sense of hope, Mr. Holland maintained.

Mr. Holland acknowledged Commissioner Monestime for his commitment to this project. He also acknowledged Commissioner Bovo for the support he provided to this community during his tenure as a State Representative, noting it was now up to members of the EDSSC to create incentives to bring this vision to fruition.

Commissioner Sosa noted the Hope VI Project was an initial step toward the development of this community.

An unidentified representative spoke on behalf of Congresswoman Frederica Wilson. She noted the Congresswoman was currently working to recapture funds to support the construction of a health clinic in this community.

Mr. Dixon noted everyone was currently viewing Parcels B, C & D on the PIP map, which would be followed by a non-scheduled stop at the elevated rail spur, which he previously suggested could support the increased cargo anticipated from the Port of Miami to the Park upon completion of Port Dredging Project.

NON SCHEDULED STOP
Commissioner Sosa inquired whether a study existed to determine whether contamination existed on the property.

Commissioner Monestime noted the development report concluded that a portion of the site was contaminated.

Commissioner Sosa commented that federal grant funding was available to help cover mitigation costs for cleaning up the contamination.

STOP 1
Mr. Dixon noted Parcels H, J, K, M, N, O, and P, located to the east of the respective tour site, were County-owned parcels and the zoning designations were depicted on the PIP Tour maps. He said that LEASA Industries, a tofu manufacturer and sprout grower was located across the street. Mr. Dixon noted that LEASA was a major employer of ex-felons in the surrounding area and the owner, Mr. George Yap, would be more than happy to provide participants with a tour of that facility.

Mr. Al Hardemon noted that environmental studies and remediation had already been performed on the specified parcels, which would result in a more timely construction process.

Commissioner Sosa noted investors were needed to begin opening clinics and other businesses. She noted participants were prohibited by the Sunshine Law from discussing specific ideas today; however, they could discuss them at the March 14, 2012 Committee meeting.

STOP 2
Mr. Dixon noted Parcels F and G were also County-owned properties. He pointed out that the property facing (across the street) was designated as mixed use residential and industrial, and the development of that property must be carefully considered.

Commissioner Sosa inquired whether a multi-purpose community facility was considered for this site.

Commissioner Monestime responded, noting a multi-purpose community facility was located within three blocks.

An unidentified speaker pointed out that a public meeting facility and business center was needed in this area.

Commissioner Sosa suggested that General Obligation Bond funding could be available to construct a senior center and a multi-purpose business facility, which could be rented to generate revenues for the County.

In response to Commissioner Bovo's question regarding the type of discussion permissible during this tour, Assistant County Attorney Smith advised that the discussion was in order as this meeting was properly advertised as a Sunshine meeting.

Commissioner Bovo noted the subject land was currently available for development. He questioned whether a similar tour would be scheduled for potential developers.

Commissioner Monestime responded, noting a similar tour was scheduled for potential developers later this month.

Commissioner Bovo noted funding and other incentives were available to attract developers; however, he recommended that the County not dictate where certain types of development should occur.

Commissioner Sosa suggested that representatives of the Chambers of Commerce and the Beacon Council be included in this process.

Deputy Mayor Benford noted efforts were underway to schedule a community and business leader tour, and an outreach campaign to attract developers. He noted staff would provide information about the infrastructure, lot size, water and sewer lines, roads, and zoning designations as well as any local, State and Federal incentives available to make these sites more attractive for potential investment.

Commissioner Bovo noted that vacant industrial and warehouse space was located west of this area in the City of Hialeah and the infrastructure was already in place, which could potentially impede the development of these sites. He also noted an investor may consider the poor condition of the roads as a negative.

In response to Commissioner Sosa's question about schools in the area, Commissioner Monestime noted several public schools were located nearby.

Commissioner Sosa noted that surrounding schools and residential housing were important to potential investors. She suggested that the Administration consider waiving permit fees for the first year and expediting the approval process. She also suggested the South Florida Workforce pay a percentage of employees' salaries for the first two years as an incentive for a new industry to invest in this community. She noted she would assist Commissioner Monestime in efforts to move this project forward.

Commissioner Monestime noted his goal was to showcase the need to provide incentives for developers to invest in this community. He emphasized the importance for members of the County Commission to take the lead in building infrastructure immediately, noting the market was more favorable for borrowing and the cost of labor could be reduced considering the state of the economy. Commissioner Monestime noted although this site was within close proximity to major transportation hubs, he questioned whether developers would be interested in this site considering the lack of infrastructure. He said he was hopeful that the report prepared by Deputy Mayor Benford and representatives from the Zoning Department would include incentives to spur the development of this site.

Commissioner Sosa recommended that Commissioner Monestime explore the possibility of using funding from the People's Transportation Plan (PTP) and Surtax to provide the necessary infrastructure improvements, noting she would provide him with additional information regarding these funding sources.

Commissioner Monestime noted a meeting must be scheduled to develop a vision; to develop job creation strategies; to incorporate a clinic in the project; and to sustain this community.

Commissioner Sosa explained that she created a campaign in her District (Dist. 6) called, "I Am Proud of Where I Am" which was useful in bringing the community together. She suggested a similar campaign may be useful in this community as well.

An unidentified speaker asked that a community resource center, a health care clinic, a domestic violence clinic, and a drug addition clinic be built on this site, along with a youth program and a senior citizen food program to serve this community.

Mr. Oliver Gross noted he was a stakeholder who grew up and worked in this community. He noted the missing component was the leadership needed to bring these ideas to fruition.

Mr. Hardemon noted the subject area(s) was designated as a Special Economic Development District which should serve as an incentive for investors.

END STOP
Commissioner Sosa expressed concern that allowing residential housing in the middle of an industrial development was poor planning. She asked Assistant County Attorney Smith to determine the rationale behind this decision.

Mr. Dixon noted this was the final stop of the PIP Tour; however, it would continue through the Northpark Development. He noted several other new housing developments were located in the area and many people were moving into the community and looking for employment. The unemployment rate was approximately 30 percent and a great opportunity existed to make a difference in the quality of life for many people, Mr. Dixon noted. He emphasized the importance for the development and the number of jobs created to be appropriate for the people residing in the area. Mr. Dixon also emphasized the importance of creating jobs within walking distance from daycare centers and schools.

Mr. Dixon, on behalf of the MDEAT and Chairperson Holland, expressed appreciation to Commissioners Bovo, Monestime, and Sosa, as well as all participants for partaking in today's tour.

Commissioner Monestime encouraged everyone to visit Northpark; a new residential housing development which received significant County funding to promote housing and additional development within this community.

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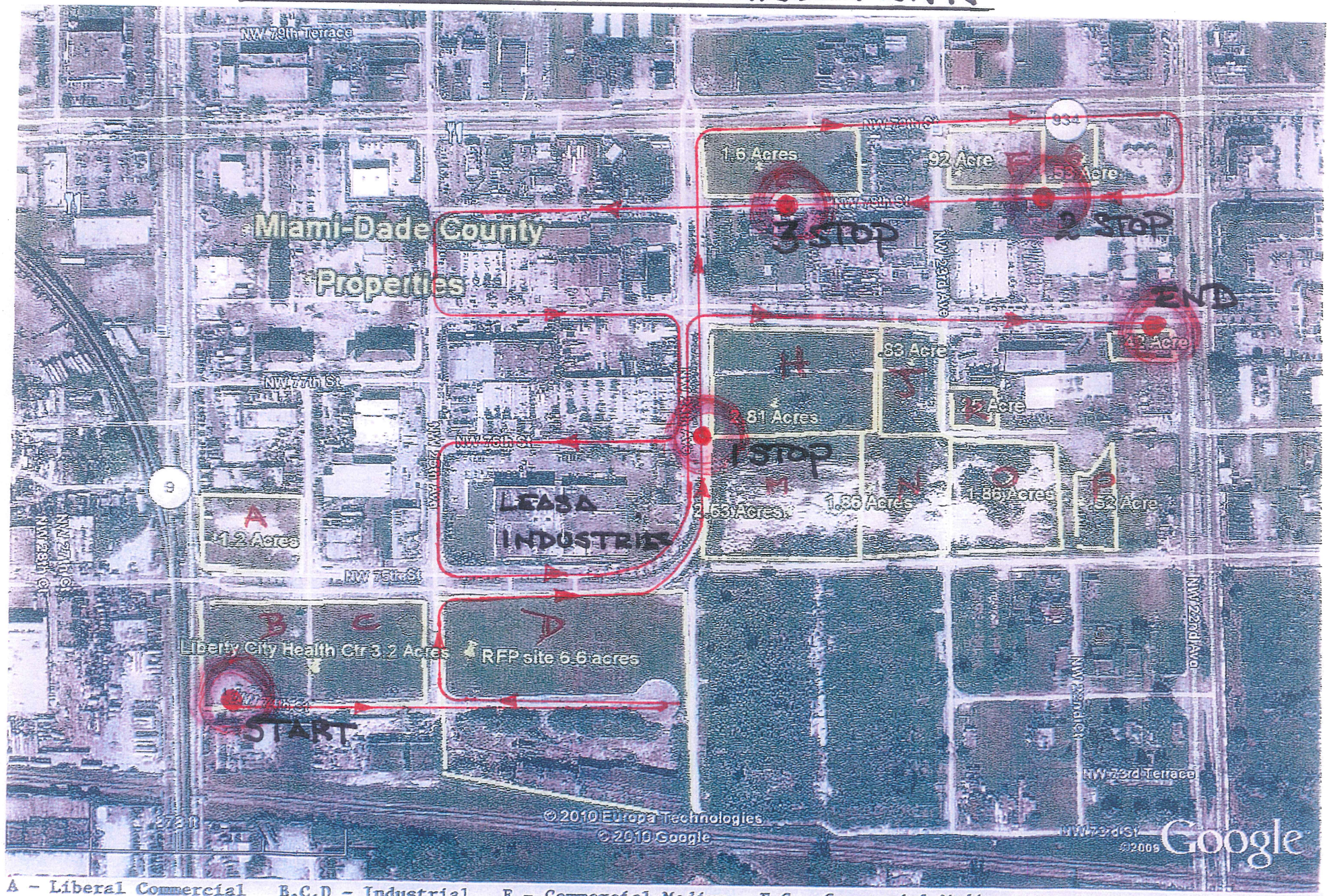
Robert Holland, Chairperson

Poinciana Industrial Park



A - Liberal Commercial B,C,D - Industrial E - Commercial Medium F,G - Commercial Medium
H,J,K - Industrial L - Liberal Commercial M,N,O,P - Industrial

MIAMI-DADE COUNTY

MIAMI-DADE COUNTY
ECONOMIC DEVELOPMENT
&
SOCIAL SERVICES COMMITTEE

MIAMI-DADE ECONOMIC ADVOCACY TRUST

Poinciana Industrial Park
Tour
March 7, 2012

Economic Development Social Services Committee Members

The Hon. Rebeca Sosa-District 6
Chair

The Hon. Jean Monestime-District 2
Co-Chair

Miami-Dade County Commissioners
The Hon. Bruno A. Barreiro, District 5
The Hon. Lynda Bell, District 8
The Hon. Dennis C. Moss, District 9
The Hon. Esteban Bovo, District 13

MIAMI-DADE COUNTY

POINCIANA INDUSTRIAL PARK TOUR

Table of Contents

I. Poinciana Industrial Park Market Study & Facts

II. Poinciana Industrial Park Miami-Dade County Property Map

III. Poinciana Industrial Park Property Parcel Information Maps

Parcel A..... Liberal Commercial
Parcel B..... Industrial
Parcel C..... Industrial
Parcel D1..... Industrial
Parcel D2..... Industrial
Parcel D3..... Industrial
Parcel E..... Commercial Medium
Parcel F..... Commercial Medium
Parcel G..... Commercial Medium
Parcel H..... Industrial
Parcel J..... Industrial
Parcel K..... Industrial
Parcel L..... Liberal Commercial
Parcel M..... Industrial
Parcel N..... Industrial
Parcel O..... Industrial
Parcel P..... Industrial

MIAMI-DADE COUNTY

I. Poinciana Industrial Park

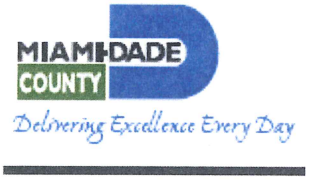
Market Study

&

Facts

Poinciana Industrial Park

Market Area Study



Planning Research Section
Sustainability, Planning and Economic Enhancement
November 2011

Introduction

This report presents an analysis of the Poinciana Industrial Park and its market area. The purpose is to present an overall view of the industrial park by providing relevant data and analysis for the subsequent formulation of recommendations to enhance the area's business and economic health in the industrial park.

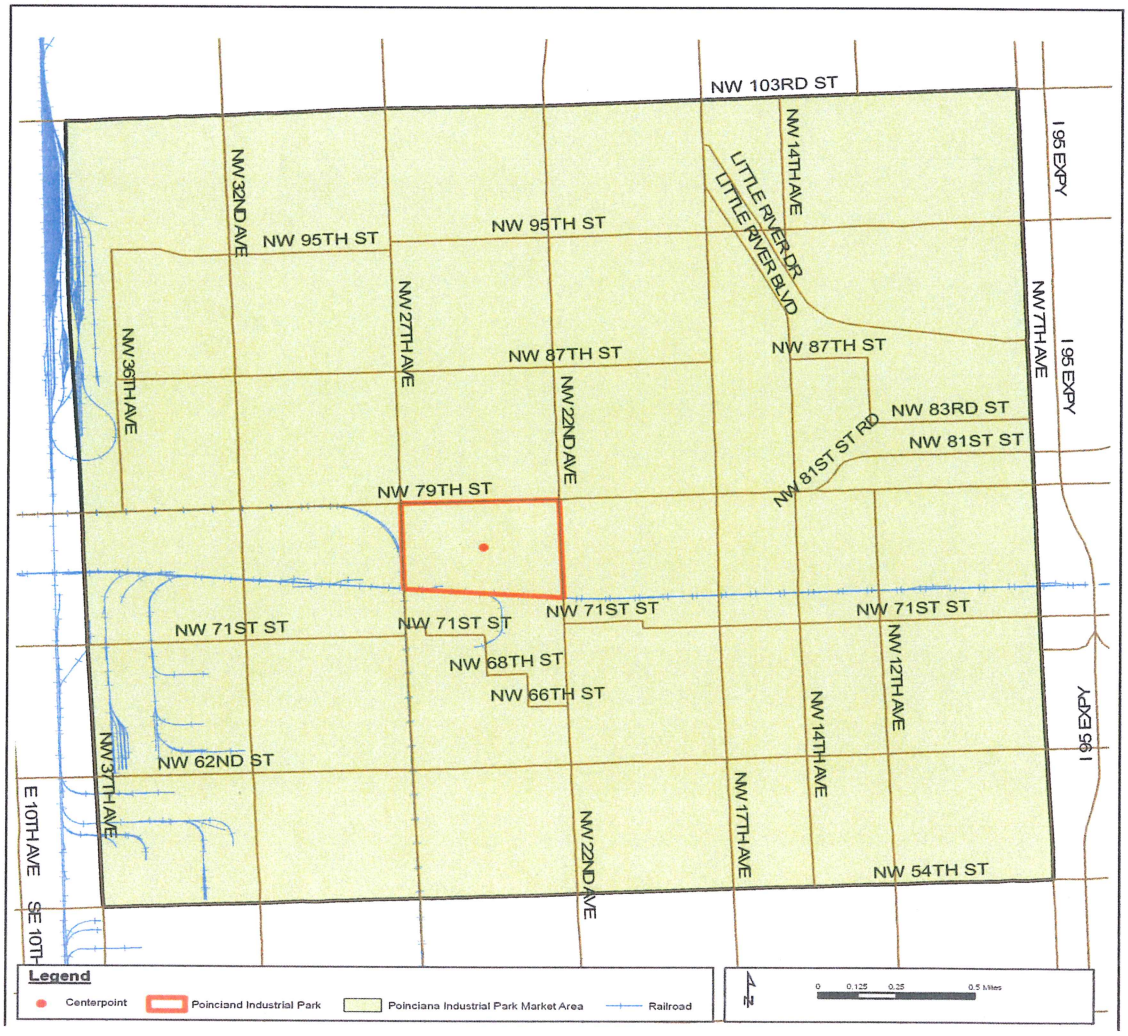
The report contains three sections, namely an analysis of area characteristics, a land use analysis, and a demographics review within the Poinciana Industrial Park. The first section includes a location description and an examination of existing land use in both the industrial park and in a larger surrounding area identified as the market area. A brief summary follows of the economic programs available to the businesses in the industrial park as well as review of the infrastructure in terms of water and sewer lines. Finally, an analysis is made of the demographic and socio-economic household characteristics of the residents in the market area. This analysis is focused on identifying the area's current situation in order to determine future development for growth and enhancement.

Area Characteristics

Location

The Poinciana Industrial Park is located in the North Central part of Miami-Dade County. Its boundaries include NW 79th Street on the north, NW 22nd Avenue on the east, the Railroad on the south, and NW 27th Avenue on the west. The market area extends north to NW 103rd Street, east to NW 7th Avenue, South to NW 54th Street and west to NW 37th Avenue. Given its proximity to rail lines, Miami International Airport and Opa-Locka Airport, the potential for expanded business opportunities abound.

Poinciana Industrial Park and Market Area



Land Use Analysis

Poinciana Industrial Park

The Poinciana Industrial Park, approximately .5 miles wide by .35 miles long, has a total area of 85.6 acres. The Park is primarily characterized by a mixture of vacant, industrial and residential land uses (see Map 1).

The largest existing land use (excluding roads and drives) is vacant government owned which amounts to 27.3 acres or 31.9% of the total existing land use (see Table 1). Other than a few parcels in the northeastern and southeastern portions of the industrial park, vacant government owned land in mostly concentrated along NW 75st Street and between NW 26th Avenue and NW 22nd Court. Fourteen of the properties in this cluster are zoned for industrial use. Together these properties sum to 20.8 acres. (See Map 1)

Residential land use is the second largest land use type with 20.9 acres representing 24.4% of the total. Other than a clustering located south of NW 79th Street, the major site for residential use is located south of NW 75th Street and east of NW 24th Avenue. A closer look at the land use map shows single family residential as the major type of residential land use. Nevertheless, a 148-unit multi-family apartment complex exists near the northwest corner of the NW 79th Street and NW 27th Avenue.

Industrial land use is dispersed throughout the industrial park with exception to the aforementioned southeastern residential portion. This land use type is just above 24%, totaling 20.7 acres. Though dispersed throughout the industrial park, the largest concentration of industrial use is located west of NW 24th Avenue, north of NW 75th Street.

Commercial and service land use totals 7.2 acres (or 8.4%) and is represented as spot and strip commercial in the form of neighborhood shopping. Other land use types include railroad lines, vacant privately owned land, institutional uses, and a private park. Together this represents 9.4 acres or 11% of the total.

TABLE 1

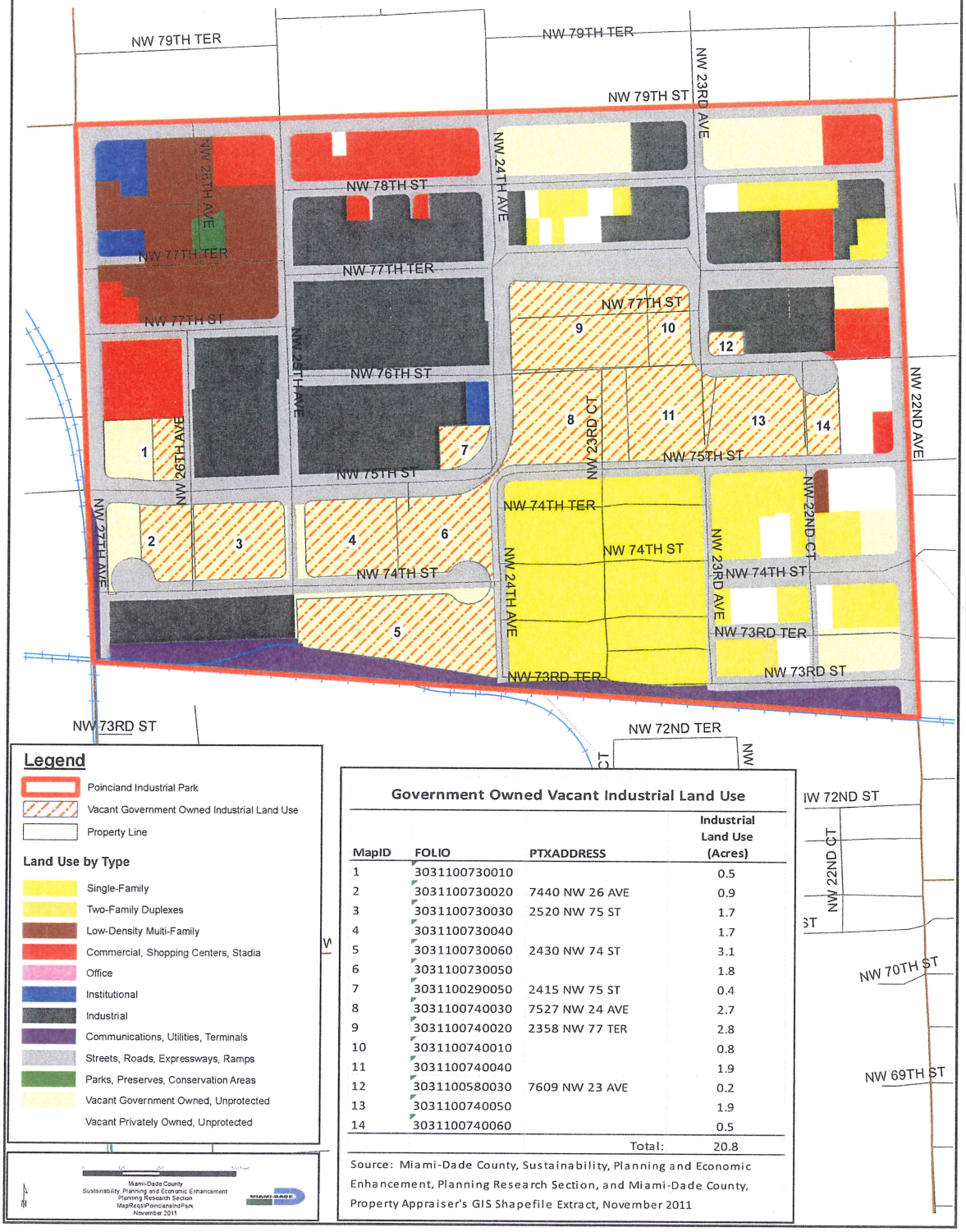
Poinciana Industrial Park

Land Use Type	Acres	Percent
Vacant Government Owned	27.3	31.9
Residential	20.9	24.4
Industrial	20.7	24.1
Commercial & Service	7.2	8.4
Railroad	4.3	5.0
Vacant Privately Owned	3.7	4.4
Institutional	1.1	1.3
Private Park	0.3	0.3
Total:	85.6	100.0

Source: Miami-Dade County, Sustainability, Planning and Economic Enhancement, Planning Research Section, November 2011.
Note: For this analysis, roads and drives are not included.

Map 1

Poinciana Industrial Park Land Use with Government Owned Vacant Industrial Land



Legend

- Poinciand Industrial Park
- Vacant Government Owned Industrial Land Use
- Property Line

Land Use by Type

- Single-Family
- Two-Family Duplexes
- Low-Density Multi-Family
- Commercial, Shopping Centers, Stadia
- Office
- Institutional
- Industrial
- Communications, Utilities, Terminals
- Streets, Roads, Expressways, Ramps
- Parks, Preserves, Conservation Areas
- Vacant Government Owned, Unprotected
- Vacant Privately Owned, Unprotected

Miami-Dade County
Sustainability, Planning and Economic Enhancement
Planning Research Section
MapReqs\PoincianaIndPark
November 2011

Government Owned Vacant Industrial Land Use

MapID	FOLIO	PTXADDRESS	Industrial Land Use (Acres)
1	3031100730010		0.5
2	3031100730020	7440 NW 26 AVE	0.9
3	3031100730030	2520 NW 75 ST	1.7
4	3031100730040		1.7
5	3031100730060	2430 NW 74 ST	3.1
6	3031100730050		1.8
7	3031100290050	2415 NW 75 ST	0.4
8	3031100740030	7527 NW 24 AVE	2.7
9	3031100740020	2358 NW 77 TER	2.8
10	3031100740010		0.8
11	3031100740040		1.9
12	3031100580030	7609 NW 23 AVE	0.2
13	3031100740050		1.9
14	3031100740060		0.5
		Total:	20.8

Source: Miami-Dade County, Sustainability, Planning and Economic Enhancement, Planning Research Section, and Miami-Dade County, Property Appraiser's GIS Shapefile Extract, November 2011

Poinciana Industrial Park Market Area

The Poinciana Industrial Park Market Area is approximately 3 miles by 3 miles and extends north to NW 103rd Street, east to NW 7th Avenue, South to NW 54th Street, and west to NW 37th Avenue. The total area is 4,561.0 acres (see Map 2). The market area is primarily characterized by a mixture of residential, industrial and institutional uses (see Map 2).

The largest existing land use type (excluding roads and drives) is residential which amounts to 2,533 acres or 55.5% of the total market area (see Table 2). It is dispersed throughout the market area with the exception of a section in the southwest corner where industrial land use is concentrated. That said industrial land is the second largest land use type at 495.5 acres or 10.9% of the total followed by institutional use which amounts to 439.1 acres or 9.6% of the total area. Industrial concentration is especially prevalent where railroad lines are available such as on NW 37th Avenue or south of NW 73rd Street. But additional scattered industrial sites can be seen east-west just south of the center of the market area.

Institutional use is the third largest land use type with 439.1 acres or 9.6% of the total area. This is represented as schools, day cares, community centers, houses of worship, and county administered facilities, to name a few.

Commercial and service land use is concentration along all major roads throughout the market area and totals 310.5 acres or 6.8% of the total. Vacant privately owned land dispersed throughout the market area sums to 291.7 acres or 6.4% of the total. Transportation, communications and utilities (not accounting for roads or drives) totals 202.9 acres or 4.4% of the total. Government owned vacant land use includes fifteen properties concentrated along NW 75th Street between NW 28th Avenue and NW 22nd Court (see map below). The remaining land use types, parks, inland water and hotel-motel, total 200.2 acres or 3.9% of the total land use types.

TABLE 2

Poinciana Industrial Park Market Area

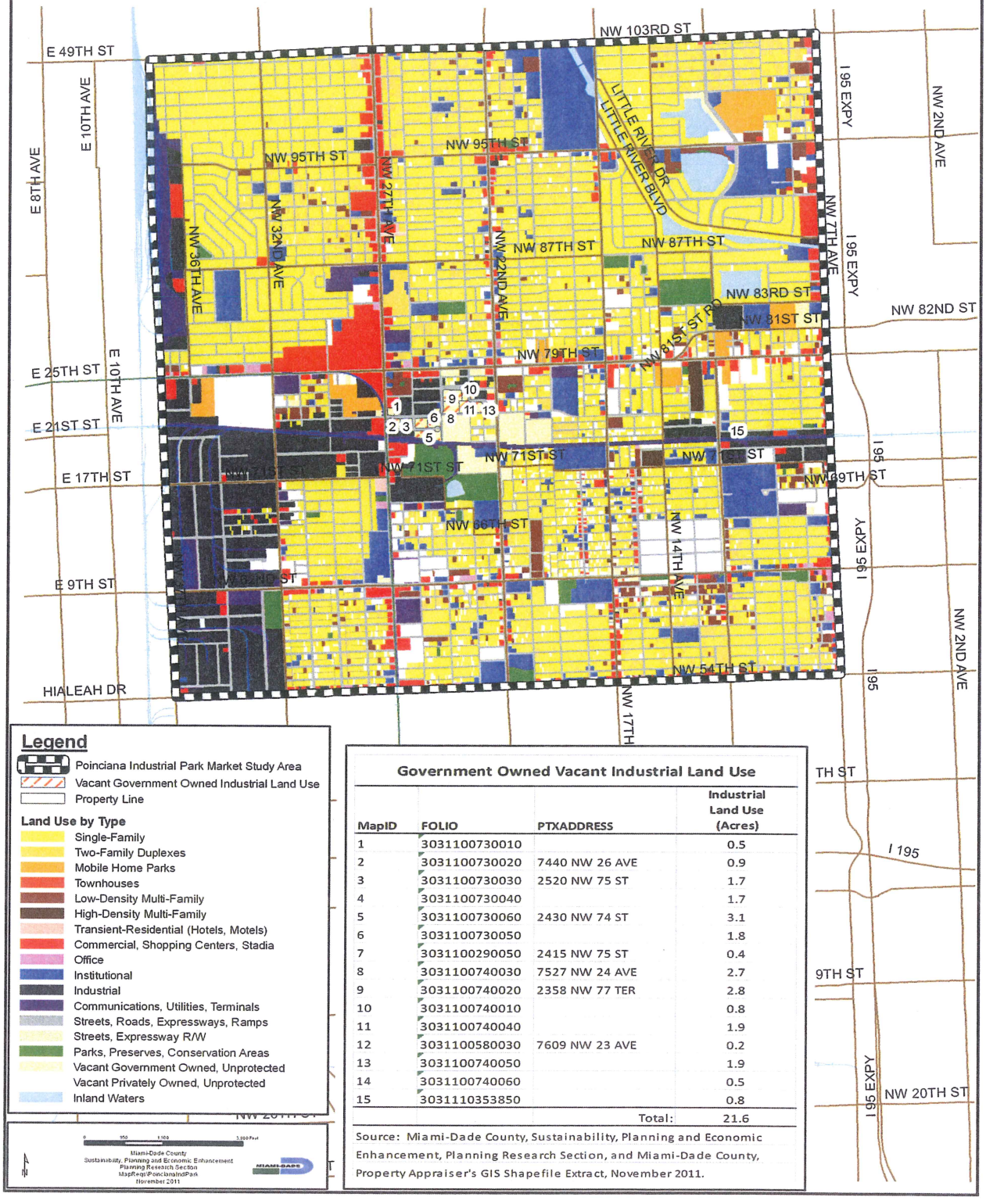
Land Use Type	Acres	Percent
Residential	2,533.0	55.5
Industrial	495.5	10.9
Institutional	439.1	9.6
Commercial & Service	310.5	6.8
Vacant Privately Owned	291.7	6.4
Transportation, Communications & Utilities*	202.9	4.4
Vacant Government Owned	110.2	2.4
Parks & Recreation	94.6	2.1
Inland Water	79.4	1.7
Hotel-Motel	4.2	0.1
Total:	4,561.0	100.0

Source: Miami-Dade County, Sustainability, Planning and Economic Enhancement, Planning Research Section, November 2011.

* Note: For this analysis, roads and drives are not included.

Map 2

Poinciana Industrial Park Market Study Land Use with Government Owned Vacant Industrial Land



Legend

- Poinciana Industrial Park Market Study Area
- Vacant Government Owned Industrial Land Use
- Property Line

Land Use by Type

- Single-Family
- Two-Family Duplexes
- Mobile Home Parks
- Townhouses
- Low-Density Multi-Family
- High-Density Multi-Family
- Transient-Residential (Hotels, Motels)
- Commercial, Shopping Centers, Stadia
- Office
- Institutional
- Industrial
- Communications, Utilities, Terminals
- Streets, Roads, Expressways, Ramps
- Streets, Expressway R/W
- Parks, Preserves, Conservation Areas
- Vacant Government Owned, Unprotected
- Vacant Privately Owned, Unprotected
- Inland Waters

Miami-Dade County
Sustainability, Planning and Economic Enhancement
Planning Research Section
MapRegs/PoincianaIndPark
November 2011

Government Owned Vacant Industrial Land Use

MapID	FOLIO	PTXADDRESS	Industrial Land Use (Acres)
1	3031100730010		0.5
2	3031100730020	7440 NW 26 AVE	0.9
3	3031100730030	2520 NW 75 ST	1.7
4	3031100730040		1.7
5	3031100730060	2430 NW 74 ST	3.1
6	3031100730050		1.8
7	3031100290050	2415 NW 75 ST	0.4
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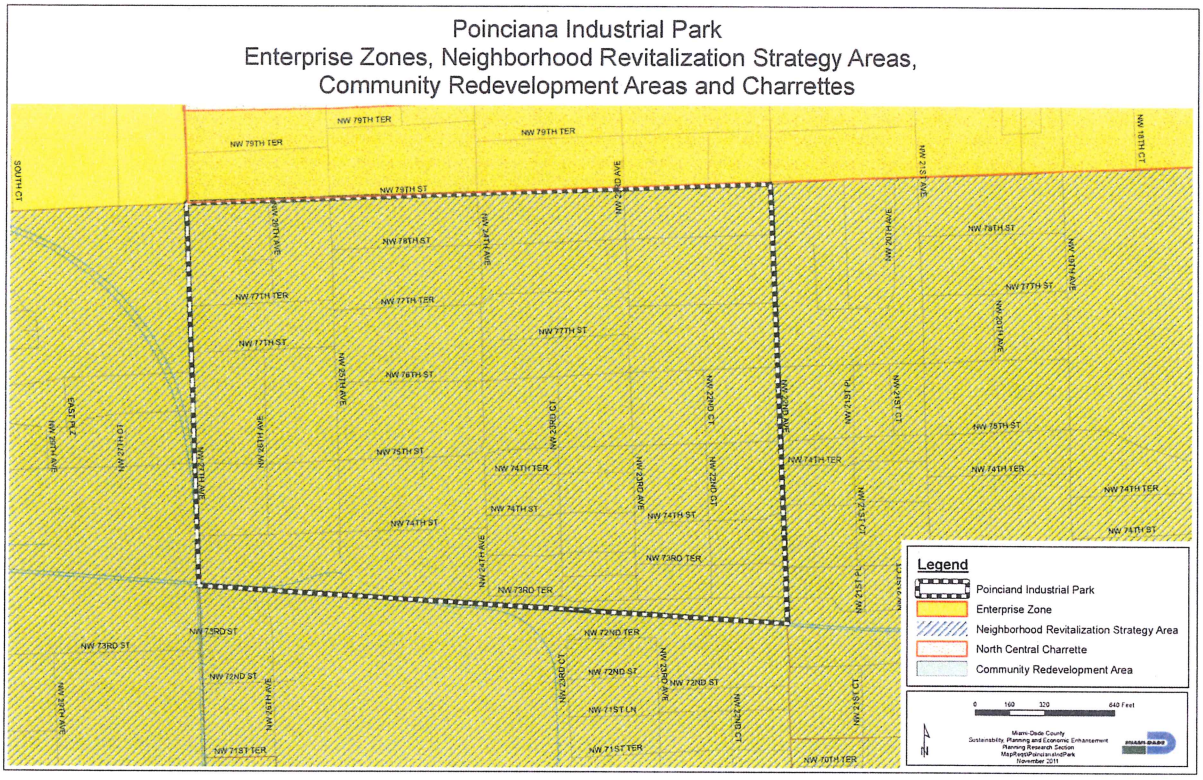
9	3031100740020	2358 NW 77 TER	2.8
10	3031100740010		0.8
11	3031100740040		1.9
12	3031100580030	7609 NW 23 AVE	0.2
13	3031100740050		1.9
14	3031100740060		0.5
15	3031110353850		0.8
		Total:	21.6

Source: Miami-Dade County, Sustainability, Planning and Economic Enhancement, Planning Research Section, and Miami-Dade County, Property Appraiser's GIS Shapefile Extract, November 2011.

Economic Incentives

The primary incentives to the Poinciana Park Industrial area are those related to the Neighborhood Revitalization Strategy Areas (NRSA) and the Enterprise Zone, (see map below).

Map 3



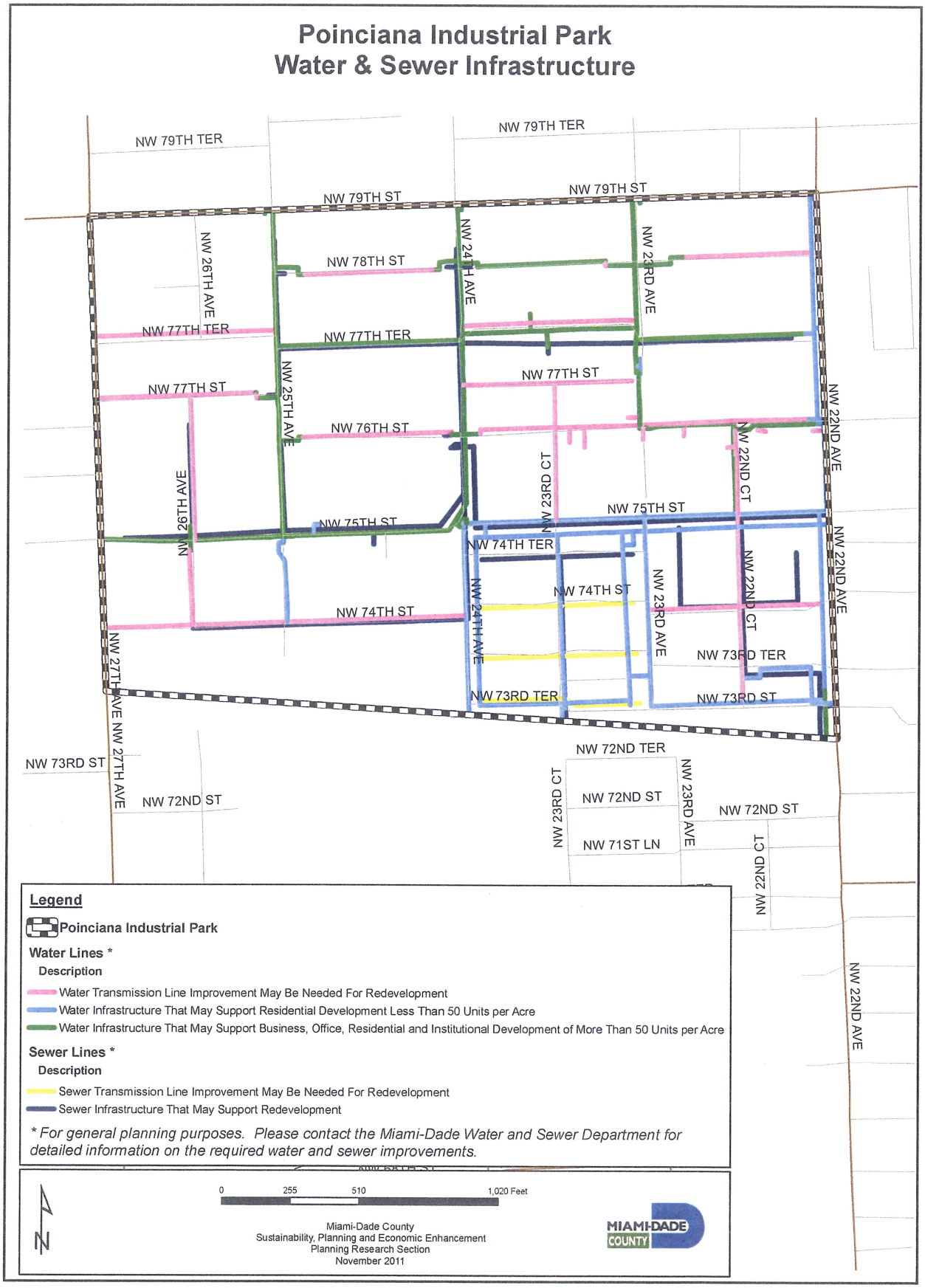
The NRSA that the industrial park resides within is the Model City NRSA. The development strategies available to an area within the NRSA include job creation, housing development, employment and entrepreneurial training and infrastructure to support economic development. The other incentive program that the park businesses are eligible for is the Enterprise Zone Program. This program offers fiscal incentives to businesses that locate or expand within the zone: county tax incentives (on electricity), State of Florida sales and corporate tax incentives paid for new jobs created, property tax credits, saving and refunds for business equipment and building material, to name a few. (See Appendix A for a list of Economic Incentives programs).

Water & Sewer Infrastructure

Poinciana Industrial Park has water and sewer transmission lines located along major roads throughout the area but some improvement may be needed for redevelopment purposes. The Miami-Dade County Water and Sewer Department should be contacted for detailed information on any water and sewer improvements.

Map 4

Poinciana Industrial Park
Water & Sewer Infrastructure



Legend

Poinciana Industrial Park

Water Lines *

Description

- Water Transmission Line Improvement May Be Needed For Redevelopment
- Water Infrastructure That May Support Residential Development Less Than 50 Units per Acre
- Water Infrastructure That May Support Business, Office, Residential and Institutional Development of More Than 50 Units per Acre

Sewer Lines *

Description

- Sewer Transmission Line Improvement May Be Needed For Redevelopment
- Sewer Infrastructure That May Support Redevelopment

** For general planning purposes. Please contact the Miami-Dade Water and Sewer Department for detailed information on the required water and sewer improvements.*

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Planning Research Section
November 2011

MIAMI-DADE COUNTY

Poinciana Industrial Park Market Area Analysis

Demographics

The purpose of this analysis is to examine the demographic and household conditions in the market area that extends north to NW 103rd Street, east to NW 7th Avenue, South to NW 54th Street and west to NW 37th Avenue. This analysis examines several components that effect demand from the population in the area surrounding the Poinciana Industrial Park.

Data for the demand analysis comes from the 2010 Decennial Census as well as the American Community Survey 2005-2009 5 Year Estimates.

Population

The total population within the Poinciana Industrial Park Market Area is 61,708. The largest racial ethnic group within the market area is black, not Hispanic at 64.5% (or 39,786 persons). The second largest group is Hispanic with 20,044 persons or 32.5%.

TABLE 3

Population by Race and Ethnicity
Poinciana Industrial Park Market Area
Census 2010

	Market Area 2010
Total Population	61,708
White, Not Hispanic	1,224
Percent of the Total	2.0%
Black, Not Hispanic	39,786
Percent of the Total	64.5%
Other, Not Hispanic	654
Percent of the Total	1.1%
Hispanic	20,044
Percent of the Total	32.5%

Source: U.S. Census Bureau, Census 2010 (Public Law 94-171) Summary File 1, Miami-Dade County, Sustainability, Planning and Economic Enhancement, Planning Research Section, November 2011.

Age and Sex

Table 4 shows the breakdown by age by gender for the market area. In the market area, there are more females (31,919 or 51.7%) than males (29,789 or 48.3%). The median age overall is 34.5 years with the female median age at 36.1 years and the male median age at 32.8 years. Children under 18 years of age account for 16,272 persons or 26.4 % of the population. The elderly population, those over 65 years of age, amount to 12.4% or 7,653 persons; and there are 30% more elderly women than men.

TABLE 4

Population by Age and Gender
Poinciana Industrial Park Market Area
Census 2010

	Market Area 2010		
	Male	**Female**	**Total**
Total:	29,789	31,919	61,708
Percent of the Total	*48.3%*	*51.7%*	*100.0%*
Under 5 years	2,393	2,194	4,587
5 to 9 years	2,233	2,081	4,314
10 to 14 years	2,223	2,121	4,344
15 to 17 years	1,543	1,484	3,027
18 and 19 years	1,081	1,103	2,184
20 years	563	518	1,081
21 years	493	467	960
22 to 24 years	1,376	1,470	2,846
25 to 29 years	2,016	2,229	4,245
30 to 34 years	1,767	1,861	3,628
35 to 39 years	1,800	1,880	3,680
40 to 44 years	1,859	2,129	3,988
45 to 49 years	2,263	2,433	4,696
50 to 54 years	2,032	2,183	4,215
55 to 59 years	1,704	1,789	3,493
60 and 61 years	544	627	1,171
62 to 64 years	745	851	1,596
65 and 66 years	451	509	960
67 to 69 years	623	732	1,355
70 to 74 years	861	1,202	2,063
75 to 79 years	612	857	1,469
80 to 84 years	367	630	997
85 years and over	240	569	809
Median Age	*32.8*	*36.1*	*34.5*

Source: U.S. Census Bureau, Census 2010 (Public Law 94-171) Summary File 1, Miami-Dade County, Sustainability, Planning and Economic Enhancement, Planning Research Section, November 2011.

Households by Type

The major household type within the market area is family households at 70.7% (see Table 5). The remaining 29.3% are nonfamily households were the householder is either living along or with a person other than a relative. Of the family households, female headed householder with no husband present is the largest household type at 33.7%. Married-couple families make up the second largest family household type at 30.1%.

TABLE 5

Household By Type
Poinciana Industrial Park Market Area
2005-2009 5-Year Estimates

	Market Area 2005-2009 Number of Households	Percent
Total:	20,397	
Family households:	14,416	70.7%
Married-couple family	6,143	30.1%
Other family:	8,273	40.6%
Male householder, no wife present	1,404	6.9%
Female householder, no husband present	6,869	33.7%
Nonfamily households:	5,981	29.3%
Householder living alone	5,044	24.7%
Householder not living alone	937	4.6%

Source: U.S. Census Bureau, 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County, Sustainability, Planning and Economic Enhancement, Research Section, November 2011.

Household Income

Household income data was extracted from the U.S. Census Bureau, 2005-2009 American Community Survey 5-Year Estimates. Income was estimated for 20,397 households in this area. As seen in Table 6, median household income was $27,104. In comparison, the median household income in Miami-Dade County for the same period was $42,969. Less than 30% of the households in the market area are earning a median income comparable or greater to the county's median income. (See Table 6.)

TABLE 6

Household Income
Poinciana Industrial Park Market Area

2005-2009 5-Year Estimates

	Market Area 2005-2009 Number of Households	Percent
Total	20,397	
Less than $10,000	3,768	18.5%
$10,000 to $14,999	2,386	11.7%
$15,000 to $19,999	1,617	7.9%
$20,000 to $24,999	1,875	9.2%
$25,000 to $29,999	1,313	6.4%
$30,000 to $34,999	1,563	7.7%
$35,000 to $39,999	1,219	6.0%
$40,000 to $44,999	1,114	5.5%
$45,000 to $49,999	792	3.9%
$50,000 to $59,999	1,558	7.6%
$60,000 to $74,999	1,355	6.6%
$75,000 to $99,999	1,157	5.7%
$100,000 to $124,999	348	1.7%
$125,000 to $149,999	152	0.7%
$150,000 to $199,999	106	0.5%
$200,000 or more	74	0.4%
Median Household Income	*$ 27,104*	

Source: U.S. Census Bureau, 2005-2009 American Community Survey 5-Year Estimates, Miami-Dade County, Sustainability, Planning and Economic Enhancement, Research Section, November 2011.

Appendix A

Economic Incentives Available in the Poinciana Industrial Park Area

Enterprise Zone

The Enterprise Zone is a designated area within Miami-Dade County offering fiscal incentives to businesses that locate or expand within the zone, with the objective of encouraging investment and job creation in economically distressed areas. To qualify for these incentives, new jobs have to be created for enterprise zone residents. The reduction in the cost of doing business in Miami-Dade County's Enterprise Zone can be substantial.

Miami-Dade County incentives are:

- Property Tax Abatement
- Refund of Impact Fees

State of Florida incentives are:

- Sales Tax Credit for Job Creation
- Sales Tax Refund on Business Property
- Sales Tax Refund on Building Materials
- Corporate Income Job Tax Credit
- Property Tax Credit
- Community Contribution Tax Incentive

Brownfield Economic Development Initiative (BEDI)

The Brownfield Revolving Loan Fund provides Miami-Dade County businesses located in Brownfield areas, funds to remediate and redevelop sites that are environmentally contaminated. Eligible applicants may receive loans up to $500,000 per project. Funds are limited to 50% of the project cost to fill a financing shortfall.

Community Development Revolving Loan Fund (CDRLF)

The CDRLF has been established to assist businesses seeking financial assistance for start-ups and expansions. Loans can be awarded up to a maximum of $200,000 for working capital and fixed assets. The goal is to create jobs and enhance business services in low and moderate-income areas of Miami-Dade County.

In order to be eligible, applicants must fulfill one or more of the following Community Development Block Grant (CDBG) national objectives:

- Benefit low and moderate income persons via jobs and/or services;
- Aid in the prevention or elimination of slum and blighted areas;
- Meet community development needs having particular urgency because existing conditions pose serious and immediate threat to the health and welfare of the community.

Qualified Target Industry (QTI) Tax Refund

This State of Florida incentive is available for companies that create high wage jobs in targeted high value-added industries and may provide the company with a tax refund of up to $3,000 per new job created. This program is funded by the State of Florida (80%) and Miami-Dade County (20%).

The QTI program requires the creation of at least 10 new fulltime jobs at salary levels equal to or exceeding 115% of the State annual average wage, or $41,516. For businesses paying 150% of the State average annual wage, add $1,000 per job; for 200% of the State average annual wage, add $2,000 per job. For companies that locate or expand within any of Miami-Dade County's Enterprise Zones, this incentive is increased up to $6,000 per new job created, and the minimum salary requirement may be waived.

Miami-Dade County Targeted Jobs Incentive Fund (TJIF)

The Targeted Jobs Incentive Fund (TJIF) is a local inducement program modeled after the State of Florida's Qualified Target Industry Tax Refund Program (QTI). In 2000, the Beacon Council, in collaboration with Miami-Dade County, developed this business initiative to attract relocating businesses and support business expansion throughout the County. The TJIF program provides cash incentives to qualifying companies in selected industries that create at least 10 new jobs, pay average salaries to new hires that at least meet the County or State average, make a minimum capital investment of $3 million and pay all employees no less than the County adopted Living Wage.

The incentive award is based on the amount of capital investment made with bonuses for green construction and businesses locating in a designated priority area in the County.

Miami-Dade County Brownfields Program

Brownfield sites are generally abandoned, idled or underused industrial and commercial properties where expansion or redevelopment is complicated by actual or perceived environmental contamination. Brownfield areas are contiguous areas of one or more brownfield sites, some of which may not be contaminated, that have been designated as such by a local government by resolution. Brownfield Areas in Miami-Dade County include all of the unincorporated areas within the Urban Development Boundary of the Enterprise Zones, Enterprise Communities, Empowerment Zones, Targeted Urban Areas and areas eligible for Community Development Block Grant, and include those areas designated brownfield areas by the cities of Hialeah, Homestead, Medley, Miami, and Opa-Locka.

Economic incentives, tax credits, low interest loans, and waiver of contamination assessment report review fees are some of the resources available to redevelopers who clean up and develop contaminated sites in brownfield areas in Miami-Dade County. Businesses seeking funding to start a new business or expand an existing one within a brownfield area may be eligible for financial assistance.

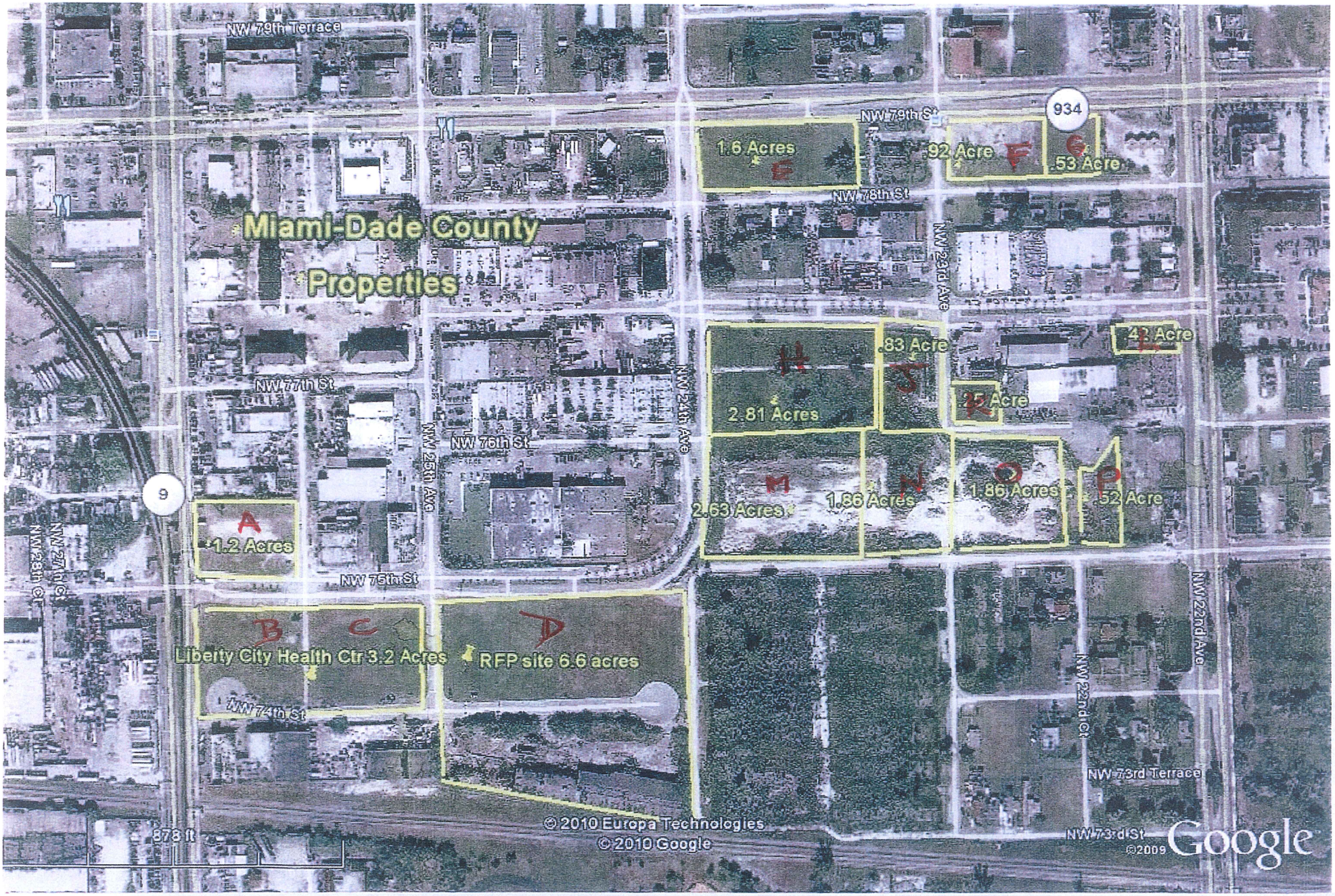
Entering into a Brownfield Site Rehabilitation Agreement with Miami-Dade County, delegated the authority to administer the Florida Brownfields Redevelopment Program on behalf of the State of Florida's Department of Environmental Protection, provides eligibility for additional benefits and incentives for site cleanup, including a Voluntary Cleanup Tax Credit, cleanup liability protection for lenders and redevelopers, application of Risk-Based Corrective Action principles to site rehabilitation using rules 62-785 and 62-777, Florida Administrative Code, and a streamlined and expedited development, permitting and technical review process.

MIAMI-DADE COUNTY

II. Poinciana Industrial Park

Miami-Dade County

Property Map



A - Liberal Commercial B,C,D - Industrial E - Commercial Medium F,G - Commercial Medium
H,J,K - Industrial L - Liberal Commercial M,N,O,P - Industrial

MIAMI-DADE COUNTY

III. Poinciana Industrial Park

Property Parcel

Information Maps

A. LIBERAL COMMERCIAL

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Close

Summary Details:

Folio No.:	30-3110-073-0010
Property:	
Mailing Address:	MIAMI-DADE COUNTY OCED 701 NW 1 CT 14TH FLOOR MIAMI FL 33136-

Property Information:

Primary Zone:	6600 LIBERAL COMMERCIAL
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	50,747 SQ FT
Year Built:	0
Legal Description:	POINCIANA INDUSTRIAL CENTER WEST PB 159-23 T-17340 TRACT A LOT SIZE 1.165 AC M/L FAU 30-3110-028-1881

Assessment Information:

Year:	2011	2010
Land Value:	$608,964	$608,964
Building Value:	$0	$0
Market Value:	$608,964	$608,964
Assessed Value:	$608,964	$608,964

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$608,964/$0	$608,964/$0
County:	$608,964/$0	$608,964/$0
School Board:	$608,964/$0	$608,964/$0

B. INDUSTRIAL

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Summary Details:

Folio No.:	30-3110-073-0020
Property:	7440 NW 26 AVE
Mailing Address:	MIAMI-DADE COUNTY OCED 701 NW 1 CT 14TH FLOOR MIAMI FL 33136-

Property Information:

Primary Zone:	7300 INDUSTRIAL-HEAVY
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	63,336 SQ FT
Year Built:	0
Legal Description:	POINCIANA INDUSTRIAL CENTER WEST PB 159-23 T-17340 TRACT B LOT SIZE 1.454 AC M/L FAU 30-3110-000-0230 0250 & 0260 & 30-3110-031-0130 0150 & 0160

Assessment Information:

Year:	2011	2010
Land Value:	$633,360	$760,032
Building Value:	$0	$0
Market Value:	$633,360	$760,032
Assessed Value:	$633,360	$760,032

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$633,360/$0	$760,032/$0
County:	$633,360/$0	$760,032/$0
School Board:	$633,360/$0	$760,032/$0

C. INDUSTRIAL

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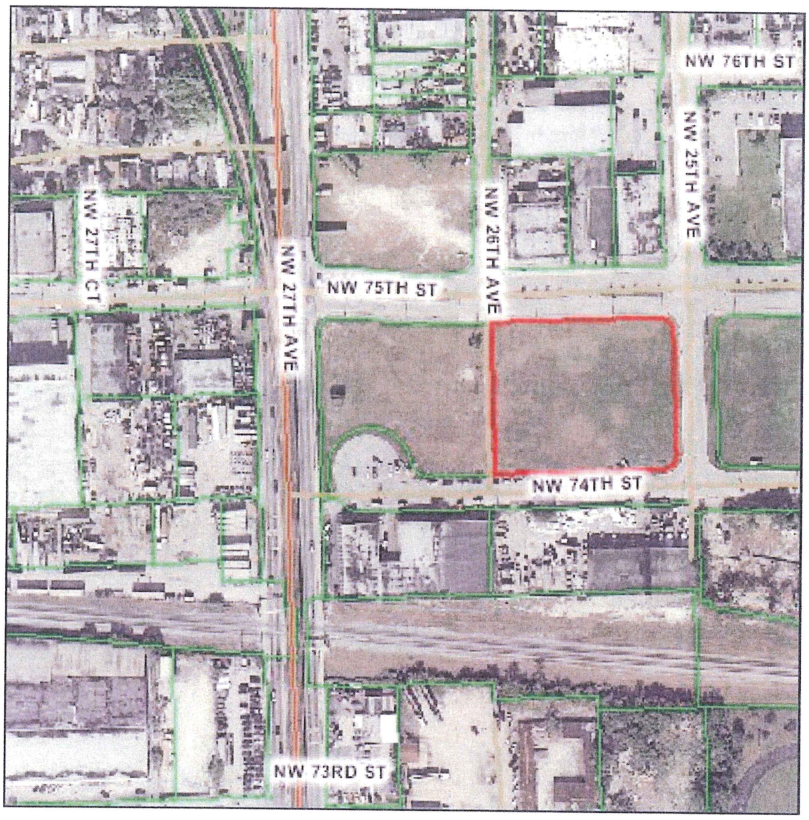

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Summary Details:

Folio No.:	30-3110-073-0030
Property:	2520 NW 75 ST
Mailing Address:	MIAMI-DADE COUNTY OCED 701 NW 1 CT 14TH FLOOR MIAMI FL 33136-

Property Information:

Primary Zone:	7300 INDUSTRIAL-HEAVY
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	74,008 SQ FT
Year Built:	0
Legal Description:	POINCIANA INDUSTRIAL CENTER WEST PB 159-23 T-17340 TRACT C LOT SIZE 1.699 AC M/L FAU 30-3110-029-0160 0170 & 30-3110-031-0110

Assessment Information:

Year:	2011	2010
Land Value:	$740,080	$888,096
Building Value:	$0	$0
Market Value:	$740,080	$888,096
Assessed Value:	$740,080	$888,096

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$740,080/$0	$888,096/$0
County:	$740,080/$0	$888,096/$0
School Board:	$740,080/$0	$888,096/$0

D1. INDUSTRIA

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Summary Details:

Folio No.:	30-3110-073-0040
Property:	
Mailing Address:	MIAMI-DADE COUNTY OCED 701 NW 1 CT 14TH FLOOR MIAMI FL 33136-

Property Information:

Primary Zone:	7300 INDUSTRIAL-HEAVY
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	75,533 SQ FT
Year Built:	0
Legal Description:	POINCIANA INDUSTRIAL CENTER WEST PB 159-23 T-17340 TRACT D LOT SIZE 1.734 AC +/- FAU 30-3110-028-1881

Assessment Information:

Year:	2011	2010
Land Value:	$755,330	$906,396
Building Value:	$0	$0
Market Value:	$755,330	$906,396
Assessed Value:	$755,330	$906,396

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$755,330/$0	$906,396/$0
County:	$755,330/$0	$906,396/$0
School Board:	$755,330/$0	$906,396/$0

D2. INDUSTRIAL

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Summary Details:

Folio No.:	30-3110-073-0050
Property:	
Mailing Address:	MIAMI-DADE COUNTY OCED 701 NW 1 CT 14TH FLOOR MIAMI FL 33136-

Property Information:

Primary Zone:	7300 INDUSTRIAL-HEAVY
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	77,450 SQ FT
Year Built:	0
Legal Description:	POINCIANA INDUSTRIAL CENTER WEST PB 159-23 T-17340 TRACT E LOT SIZE 1.778 AC +/- FAU 30-3110-028-1881

Assessment Information:

Year:	2011	2010
Land Value:	$774,500	$929,400
Building Value:	$0	$0
Market Value:	$774,500	$929,400
Assessed Value:	$774,500	$929,400

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$774,500/$0	$929,400/$0
County:	$774,500/$0	$929,400/$0
School Board:	$774,500/$0	$929,400/$0

D3. INDUSTRIAL

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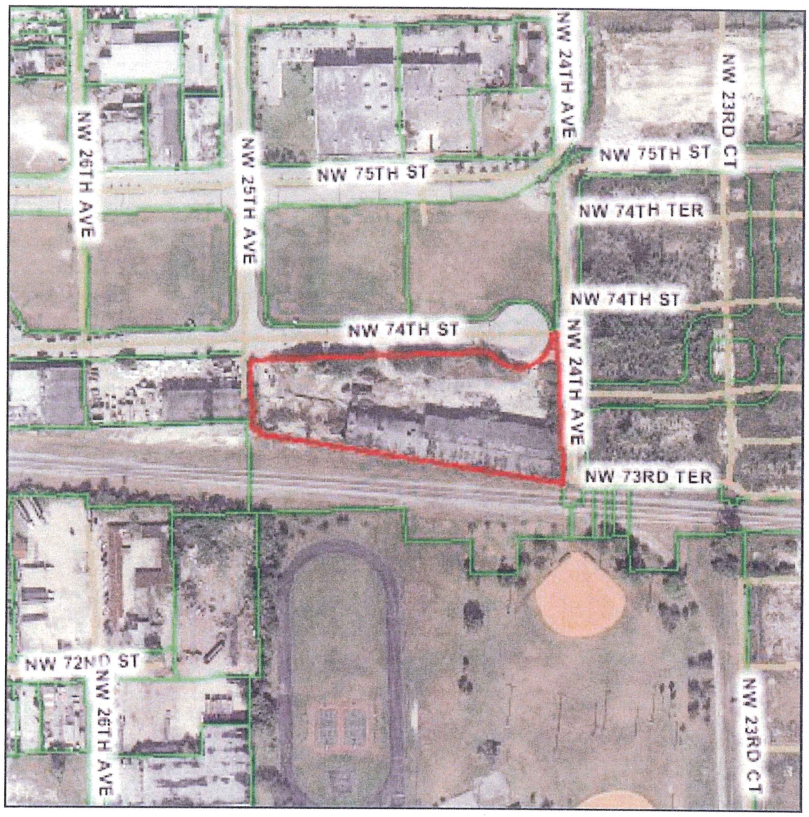
Property Information Map



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Summary Details:

Folio No.:	30-3110-073-0060
Property:	2430 NW 74 ST
Mailing Address:	MIAMI-DADE COUNTY OCED 701 NW 1 CT 14TH FLOOR MIAMI FL 33136-

Property Information:

Primary Zone:	7300 INDUSTRIAL-HEAVY
CLUC:	0047 DADE COUNTY
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	46,414
Lot Size:	3.13 ACRES
Year Built:	1947
Legal Description:	POINCIANA INDUSTRIAL CENTER WEST PB 159-23 T-17340 TRACT F LOT SIZE 3.133 AC M/L FAU 30-3110-032-0130

Assessment Information:

Year:	2011	2010
Land Value:	$1,364,730	$1,637,676
Building Value:	$827,909	$841,845
Market Value:	$2,192,639	$2,479,521
Assessed Value:	$2,192,639	$2,479,521

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$2,192,639/ $0	$2,479,521/ $0
County:	$2,192,639/ $0	$2,479,521/ $0
School Board:	$2,192,639/ $0	$2,479,521/ $0

E. COMMERCIAL MEDIUM

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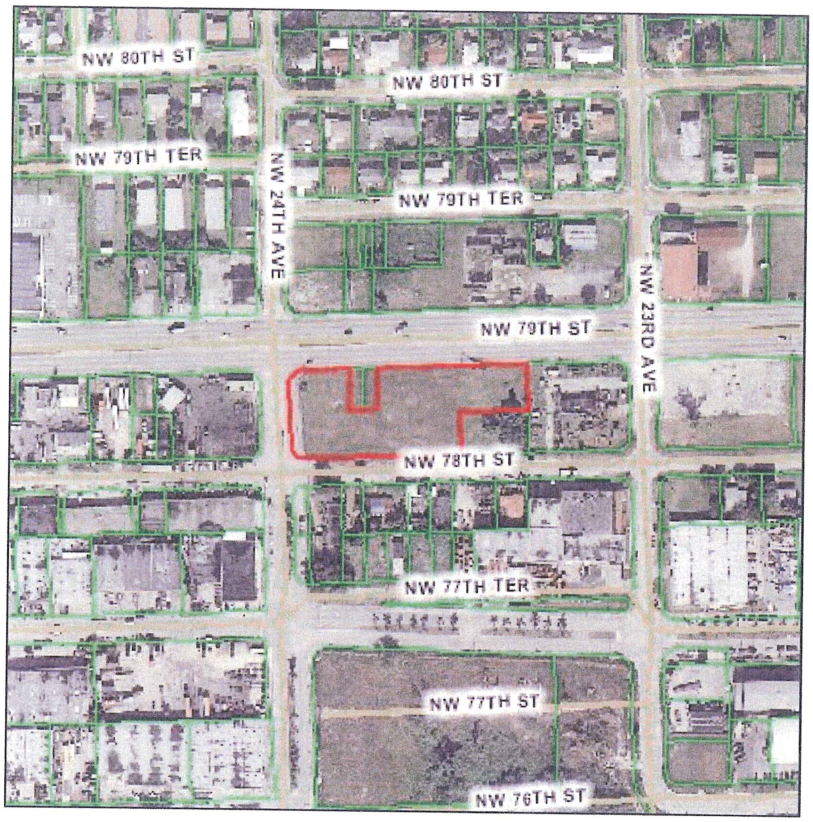

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Summary Details:

Folio No.:	30-3110-057-1940
Property:	2390 NW 79 ST
Mailing Address:	MIAMI-DADE COUNTY HCD 701 NW 1 CT 14TH FL MIAMI FL 33136-

Property Information:

Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	56,424 SQ FT
Year Built:	0
Legal Description:	10 53 41 1.52 AC REV PL W LITTLE RIVER PB 34-19 PORTION OF PARCEL LC-02-02 A/K/A TR 24 LESS E185.4FT & LESS W25FT OF E210.4FT OF S70FT & LESS E50FT OF W360.56FT OF S70FT

Assessment Information:

Year:	2011	2010
Land Value:	$677,088	$677,088
Building Value:	$0	$0
Market Value:	$677,088	$677,088
Assessed Value:	$677,088	$677,088

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$677,088/$0	$677,088/$0
County:	$677,088/$0	$677,088/$0
School Board:	$677,088/$0	$677,088/$0

F. COMMERCIAL MEDIUM

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Summary Details:

Folio No.:	30-3110-057-1990
Property:	2280 NW 79 ST
Mailing Address:	MIAMI-DADE COUNTY HCD 701 NW 1 CT 14TH FL MIAMI FL 33136-

Property Information:

Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0047 DADE COUNTY
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	40,128 SQ FT
Year Built:	0
Legal Description:	10 53 41 .92 AC REV PL W LITTLE RIVER PB 34-19 PARCEL LC 01-02 AKA W250.8FT M/L OF TR 25 LOT SIZE IRREGULAR OR 26334-607 03 2008 3

Assessment Information:

Year:	2011	2010
Land Value:	$481,536	$481,536
Building Value:	$26,891	$27,270
Market Value:	$508,427	$508,806
Assessed Value:	$508,427	$508,806

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$508,427/$0	$508,806/$0
County:	$508,427/$0	$508,806/$0
School Board:	$508,427/$0	$508,806/$0

G. COMMERCIAL MEDIUM

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Summary Details:

Folio No.:	30-3110-057-1970
Property:	2228 NW 79 ST
Mailing Address:	MIAMI-DADE COUNTY HCD 701 NW 1 CT 14TH FL MIAMI FL 33136-

Property Information:

Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	23,200 SQ FT
Year Built:	0
Legal Description:	10 53 41 .53 AC REV PL W LITTLE RIVER PB 34-19 W145FT OF E345FT OF TR 25 LOT SIZE IRREGULAR OR 12479-2094 0485 5 OR 26334-607 03 2008 3

Assessment Information:

Year:	2011	2010
Land Value:	$324,800	$324,800
Building Value:	$0	$0
Market Value:	$324,800	$324,800
Assessed Value:	$324,800	$324,800

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$324,800/$0	$324,800/$0
County:	$324,800/$0	$324,800/$0
School Board:	$324,800/$0	$324,800/$0

Sale Information:

Sale Date:	6/1982
Sale Amount:	$50,000
Sale O/R:	99999-9999
Sales Qualification Description:	Other disqualified
View Additional Sales	

H. INDUSTRIAL

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Summary Details:

Folio No.:	30-3110-074-0020
Property:	2358 NW 77 TER
Mailing Address:	MIAMI DADE COUNTY HCD 701 NW 1 CT 14TH FL MIAMI FL 33136-

Property Information:

Primary Zone:	7100 INDUSTRIAL
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	2.81 ACRES
Year Built:	0
Legal Description:	POINCIANA INDUSTRIAL CENTER EAST PB 159-24 T-15770 TRACT B LOT SIZE 122554 SQFT FAU 30-3110-028-1881 1930 1940 & 1950 1960 1970 2130 2140 2150 &

Assessment Information:

Year:	2011	2010
Land Value:	$980,432	$1,225,540
Building Value:	$0	$0
Market Value:	$980,432	$1,225,540
Assessed Value:	$980,432	$1,225,540

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$980,432/$0	$1,225,540/ $0
County:	$980,432/$0	$1,225,540/ $0
School Board:	$980,432/$0	$1,225,540/ $0

Sale Information:

Sale Date:	5/2005
Sale Amount:	$0
Sale O/R:	23342-4768
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed
View Additional Sales	

J. INDUSTRIAL

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Summary Details:

Folio No.:	30-3110-074-0010
Property:	
Mailing Address:	MIAMI DADE COUNTY HCD 701 NW 1 CT 14TH FL MIAMI FL 33136-

Property Information:

Primary Zone:	7100 INDUSTRIAL
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	36,373 SQ FT
Year Built:	0
Legal Description:	POINCIANA INDUSTRIAL CENTER EAST PB 159-24 T-15770 TRACT A LOT SIZE 36373 SQFT FAU 30-3110-028-1881 1930 1940 & 1950 1960 1970 2130 2140 2150

Assessment Information:

Year:	2011	2010
Land Value:	$290,984	$363,730
Building Value:	$0	$0
Market Value:	$290,984	$363,730
Assessed Value:	$290,984	$363,730

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$290,984/$0	$363,730/$0
County:	$290,984/$0	$363,730/$0
School Board:	$290,984/$0	$363,730/$0

K. INDUSTRIAL

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Miami-Dade County, Florida

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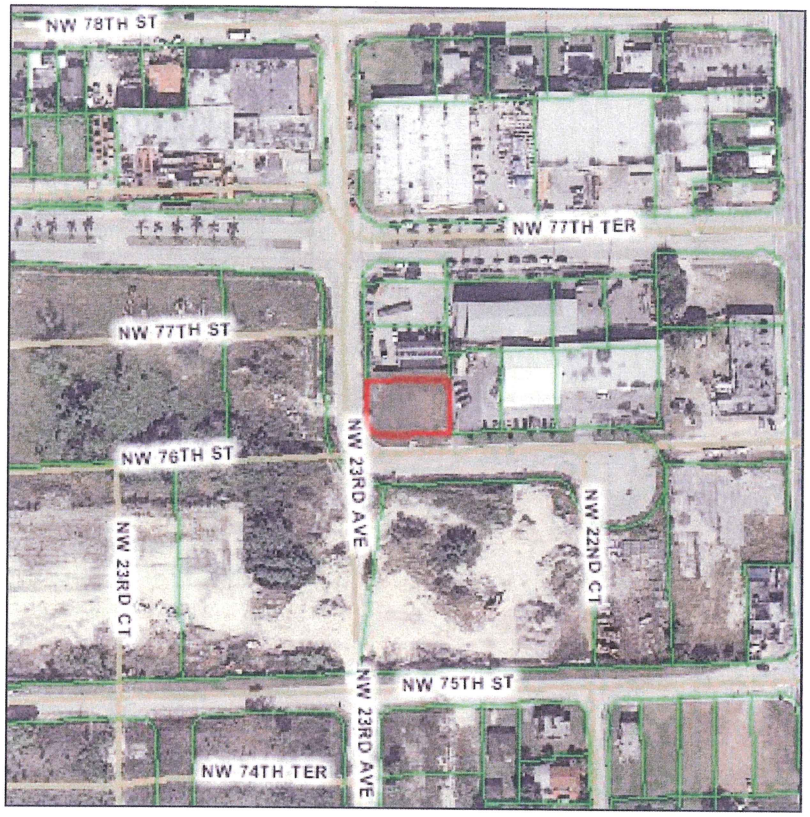
Property Information Map



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Summary Details:

Folio No.:	30-3110-058-0030
Property:	7609 NW 23 AVE
Mailing Address:	MIAMI-DADE COUNTY MIAMI-DADE HOUSING AGENCY 1401 NW 7 ST MIAMI FL 33125-3601

Property Information:

Primary Zone:	7100 INDUSTRIAL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	11,144 SQ FT
Year Built:	0
Legal Description:	DAVE MAR PB 59-1 PARCEL LC 03-03 AKA LOT 3 LOT SIZE 11144 SQ FT

Assessment Information:

Year:	2011	2010
Land Value:	$111,440	$111,440
Building Value:	$0	$0
Market Value:	$111,440	$111,440
Assessed Value:	$111,440	$111,440

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$111,440/$0	$111,440/$0
County:	$111,440/$0	$111,440/$0
School Board:	$111,440/$0	$111,440/$0

L. LIBERAL COMMERCIAL

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MIAMI-DADE

Property Information Map

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Close

Summary Details:

Folio No.:	30-3110-058-0081
Property:	
Mailing Address:	MIAMI-DADE COUNTY HCD 701 NW 1 CT 14TH FL MIAMI FL 33136-

Property Information:

Primary Zone:	6600 LIBERAL COMMERCIAL
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	18,252 SQ FT
Year Built:	0
Legal Description:	DAVE-MAR PB 59-1 N104FT OF LOT 8 LOT SIZE 18252 SQ FT OR 26334-607 03 2008 3 OR 10692-2234 1279 00

Assessment Information:

Year:	2011	2010
Land Value:	$182,520	$219,024
Building Value:	$0	$0
Market Value:	$182,520	$219,024
Assessed Value:	$182,520	$219,024

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$182,520/$0	$219,024/$0
County:	$182,520/$0	$219,024/$0
School Board:	$182,520/$0	$219,024/$0

Sale Information:

Sale Date:	12/1979
Sale Amount:	$24,000
Sale O/R:	10692-2234
Sales Qualification Description:	Sales which are qualified
View Additional Sales	

M. INDUSTRIAL

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Summary Details:

Folio No.:	30-3110-074-0030
Property:	7527 NW 24 AVE
Mailing Address:	MIAMI DADE COUNTY HCD 701 NW 1 CT 14TH FL MIAMI FL 33136-

Property Information:

Primary Zone:	7100 INDUSTRIAL
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	2.63 ACRES
Year Built:	0
Legal Description:	POINCIANA INDUSTRIAL CENTER EAST PB 159-24 T-15770 TRACT C LOT SIZE 114824 SQFT FAU 30-3110-028-1881 1930 1940 & 1950 1960 1970 2130 2140 2150 &

Assessment Information:

Year:	2011	2010
Land Value:	$918,592	$1,148,240
Building Value:	$0	$0
Market Value:	$918,592	$1,148,240
Assessed Value:	$918,592	$1,148,240

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$918,592/$0	$1,148,240/ $0
County:	$918,592/$0	$1,148,240/ $0
School Board:	$918,592/$0	$1,148,240/ $0

N. INDUSTRIAL

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Summary Details:

Folio No.:	30-3110-074-0040
Property:	
Mailing Address:	MIAMI DADE COUNTY HCD 701 NW 1 CT 14TH FL MIAMI FL 33136-

Property Information:

Primary Zone:	7100 INDUSTRIAL
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	81,014 SQ FT
Year Built:	0
Legal Description:	POINCIANA INDUSTRIAL CENTER EAST PB 159-24 T-15770 TRACT D LOT SIZE 81014 SQFT FAU 30-3110-028-1881 1930 1940 & 1950 1960 1970 2130 2140 2150 &

Assessment Information:

Year:	2011	2010
Land Value:	$648,112	$810,140
Building Value:	$0	$0
Market Value:	$648,112	$810,140
Assessed Value:	$648,112	$810,140

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$648,112/$0	$810,140/$0
County:	$648,112/$0	$810,140/$0
School Board:	$648,112/$0	$810,140/$0

O. INDUSTRIAL

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Summary Details:

Folio No.:	30-3110-074-0050
Property:	
Mailing Address:	MIAMI-DADE COUNTY HCD 701 NW 1 CT 14TH FL MIAMI FL 33136-

Property Information:

Primary Zone:	7100 INDUSTRIAL
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	80,959 SQ FT
Year Built:	0
Legal Description:	POINCIANA INDUSTRIAL CENTER EAST PB 159-24 TRACT E LOT SIZE 80959 SQFT FAU 30-3110-028-1881 1930 1940 & 1950 1960 1970 2130 2140 2150 &

Assessment Information:

Year:	2011	2010
Land Value:	$647,672	$809,590
Building Value:	$0	$0
Market Value:	$647,672	$809,590
Assessed Value:	$647,672	$809,590

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$647,672/$0	$809,590/$0
County:	$647,672/$0	$809,590/$0
School Board:	$647,672/$0	$809,590/$0

P. INDUSTRIAL

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Summary Details:

Folio No.:	30-3110-074-0060
Property:	
Mailing Address:	MIAMI-DADE COUNTY HCD 701 NW 1 CT 14TH FL MIAMI FL 33136-

Property Information:

Primary Zone:	7100 INDUSTRIAL
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	22,472 SQ FT
Year Built:	0
Legal Description:	POINCIANA INDUSTRIAL CENTER EAST PB 159-24 TRACT F LOT SIZE 22472 SQFT FAU 30-3110-028-1881 1930 1940 & 1950 1960 1970 2130 2140 2150 &

Assessment Information:

Year:	2011	2010
Land Value:	$179,776	$224,720
Building Value:	$0	$0
Market Value:	$179,776	$224,720
Assessed Value:	$179,776	$224,720

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$179,776/$0	$224,720/$0
County:	$179,776/$0	$224,720/$0
School Board:	$179,776/$0	$224,720/$0

P