

Memorandum



Date: March 21, 2016

April 5, 2016
Agenda Item No. 2B3

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

A handwritten signature in blue ink, appearing to read "Carlos A. Gimenez", written over the printed name of the sender.

Subject: Surplus County-Owned Properties Suitable for Development of Elderly Affordable
Housing – Directive 151745

On October 6, 2015, the Board of County Commissioners (Board) approved Resolution No. R-900-15, which directed the County Mayor or his designee to identify surplus County-owned properties that would be suitable for the development of elderly affordable housing.

County staff reviewed its inventory of surplus property, as well as properties that are currently not in use but have not yet been declared surplus, and identified seventeen (17) sites that could potentially be developed with elderly affordable housing. This list was developed collaboratively between the Internal Services and Public Housing and Community Development Departments, and is attached as Exhibit A.

For the purposes of this report, the minimum lot size considered was one (1) acre, with the exception of properties that are located within certain parts of the City of Miami, which permits elderly housing on smaller sites. A more comprehensive analysis for each site would need to be conducted to definitively determine the number of units that can be accommodated and whether additional improvements to the infrastructure would be required. The Public Housing and Community Development Department will be conducting this analysis and will proceed with surplus designations accordingly.

This report will be placed on the next available Board agenda pursuant to Ordinance No. 14-65. Should you need further information, please contact Tara C. Smith, Director, Internal Services Department, at 305-375-5893.

Attachment

c: Abigail Price-Williams, County Attorney
Office of the Mayor Senior Staff
Tara C. Smith, Director, Internal Services Department
Michael Liu, Director, Public Housing and Community Development Department
Charles Anderson, Commission Auditor
Christopher Agrippa, Director, Clerk of the Board
Eugene Love, Agenda Coordinator



RESPONSE TO RESOLUTION R-900-15
 COUNTY-OWNED PROPERTY POTENTIALLY SUITABLE FOR ELDERLY AFFORDABLE HOUSING

Folio	Address	Department User	Lot Size (Sq. Ft.)	Commission District	Zoning	Potential Number of Dwelling Units	Utilization Status	Total Assessed Value 2015
1 3421150000030	16345 NW 25 AV	Public Housing and Community Development	213,444	1	Single Family	Up to 6 dwelling units per acre	Not In Use	\$416,216
2 3031100571970 3031100571990	2280 NW 79TH ST	Public Housing and Community Development	63,328	2	North Central Urban Area District (NCUAD) - MM (Mixed-Use Main) Residential Multi-family allowed	Up to 36 dwelling units per acre	Not In Use	\$1,190,783
3 3031160000040 3031160000070	6204 NW 27 AVE	Internal Services	50,209	2	BU-3 COMMERCIAL - LIBERAL	Up to 90 dwelling units per acre	Not In Use	\$471,998
4 0131140430010	1394 NW 62 ST	Internal Services	12,000	3	City of Miami - T5 O Cen-Pedestrian Orientation	Up to 65 dwelling units per acre. Parking requirement may be reduced according to the Shared Parking Standard	Not In Use	\$96,000
5 0131140430310	1210 NW 62 ST	Internal Services	11,413	3	City of Miami - T5 O Cen-Pedestrian Orientation	Up to 65 dwelling units per acre. Parking requirement may be reduced according to the Shared Parking Standard	Not In Use	\$91,304
6 0131260050120	777 NW 30 ST	Human Services	17,212	3	City of Miami - T4 R Multi-Family	Up to 65 dwelling units per acre. Parking requirement may be reduced according to the Shared Parking Standard	Not In Use	\$140,215
7 0131140430090 0131140430100	1330 & 1342 NW 62 ST	Internal Services	11,550	3	City of Miami - T5 O Cen-Pedestrian Orientation	Up to 65 dwelling units per acre. Parking requirement may be reduced according to the Shared Parking Standard	Not In Use	\$220,231
8 1079170010068	SW 312 ST & SW 162 AVE Adjacency West of Lowes	Internal Services	42,025	8	City of Homestead - Medium Density Residential	Up to 10 dwelling units per acre. Requires rezoning.	Surplus	\$420,250
9 1079170010580	SW 157 AVENUE & SW 323 STREET	Internal Services	435,600	8	City of Homestead - Medium Density Residential	Up to 10 dwelling units per acre.	Surplus	\$500,000



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Folio	Address	Department User	Lot Size (Sq. Ft.)	Commission District	Zoning	Potential Number of Dwelling Units	Utilization Status	Total Assessed Value 2015
10 3350330000040	SW 88 Ave. & 168 St.	Internal Services	183,388	8	Palmetto Bay - Agricultural Zoning- Rezoning required	Up to 2.5 dwelling units per acre	Not In Use	\$842,000
11 3350330000050	Btw SW 88 Ave & 88 Ct and SW 168 & 170 Streets	Internal Services	195,149	8	Palmetto Bay - Agricultural Zoning- Rezoning required	Up to 2.5 dwelling units per acre	Not In Use	\$896,000
12 3050310000111	ADJACENT NORTH OF 17501 SW 117 AVE	Internal Services	255,523	9	AU - CDMP is low density residential	Up to 6 dwelling units per acre. Requires rezoning.	Not In Use	\$351,960
13 3050320000160	10241 SW 181ST ST	Internal Services	44,685	9	PECUCD - Perrine - R (residential)	Up to 18 single family dwelling units per acre	Not In Use	\$137,291
14 3079040000012	SW 280 St. And 147 Ave	Internal Services	230,432	9	RU-4L Multi-family	Up to 23 dwelling units per acre	Not In Use	\$460,864
15 3079040000013	SW 280 St. East of 152 Ave	Internal Services	414,691	9	LCUCD - Leisure City - MO (Mixed-Use Optional) and RM (Residential Modified)	Up to 32 dwelling units per acre	Not In Use	\$829,382
16 3059220000088	SW Corner of SW 144 CT Intersection & SW 144 ST	Public Works and Waste Management	42,732	11	RU-TH	Up to 8.5 dwelling units per acre	Not In Use	\$392,400
17 3059220000091	NW Corner of SW 144 CT Intersection & SW 144 ST	Public Works and Waste Management	50,835	11	RU-TH	Up to 8.5 dwelling units per acre	Not In Use	\$466,800

NOT IN USE: County property not currently being utilized by a County Department that has not been declared surplus for sale by the Board of County commissioners.

SURPLUS: County property that has been declared surplus and approved for sale by the Board of County Commissioners.

* Sorted by County Commissioner District