

## **Addendum #1**

The FY 2017 Request for Applications (RFA) for Opa-locka Magnolia North Documentary Stamp Surtax Funds is amended as follows:

**Pages 21 and 22 were amended to provide additional information about the available land, and applicable zoning requirements.**

**The deadline to submit applications is extended to Friday, December 22, 2017 by 12 noon.**

All other items in the above listed RFA remain the same.

## AVAILABLE LAND

With this RFA, Miami-Dade County intends to incentivize the development of affordable housing in the Opa-Locka Magnolia North neighborhood. As such, Miami-Dade County will convey up to a total of eighteen (18) available vacant parcels of land to the successful applicant, subject to approval by the Board of County Commissioners. Figure 1 shows the locations and configurations of the subject properties, which are colored in red.

Figure 1. Subject Properties



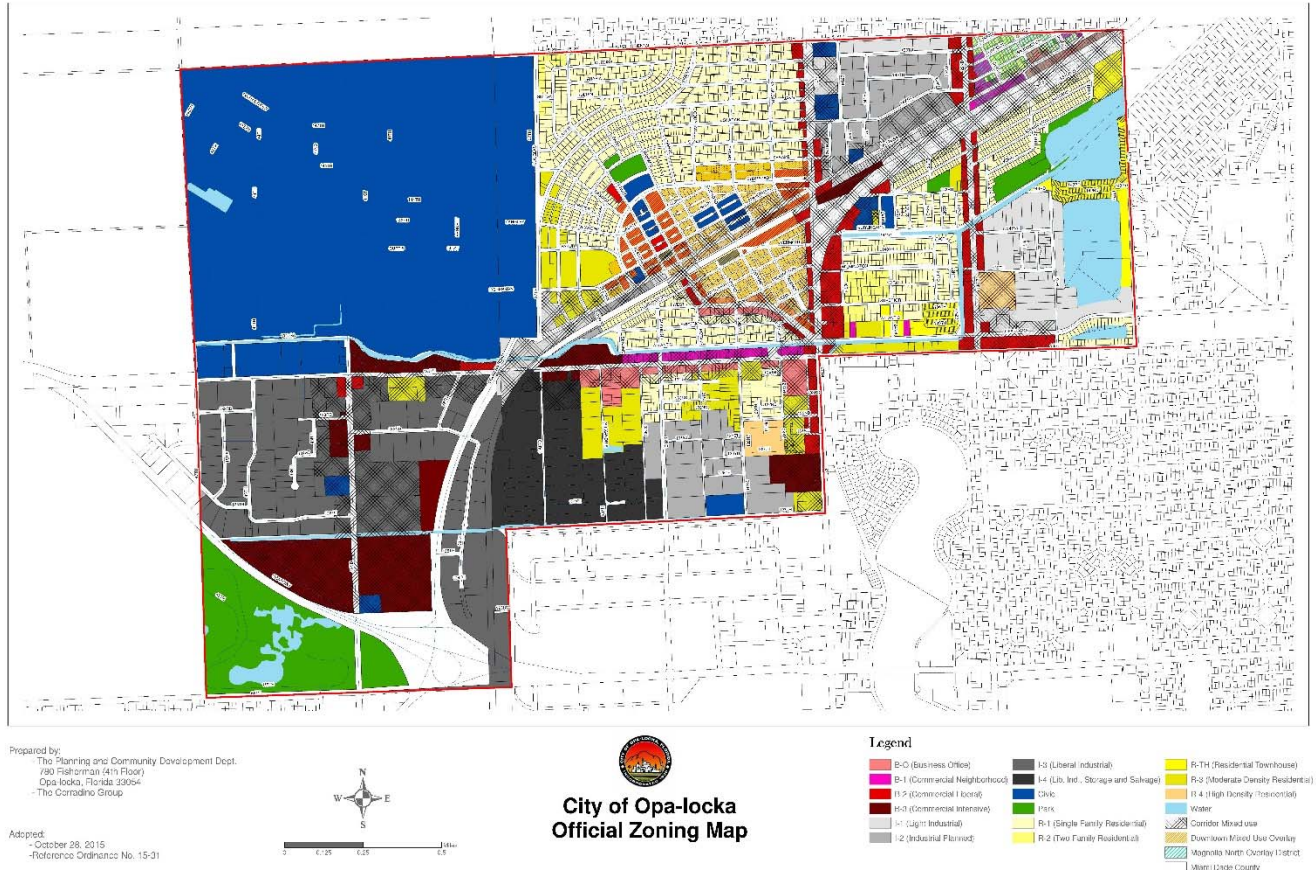
The subject properties consist of a combination of contiguous lots and scattered infill sites, and are generally described as follows:

- A. Five (5) contiguous lots totaling 0.6-acre, located between Lincoln and Washington Avenues and 100 feet west of Duval Street, zoned B-1 Commercial Neighborhood
- B. Five (5) contiguous lots totaling 0.34-acre, at the northeast corner of Duval Street and Ali Baba Avenue, zoned Residential
- C. Two (2) contiguous lots totaling 0.40-acre, at the northeast corner of the intersection of Lincoln Avenue and Duval Street, zoned Residential
- D. Two (2) contiguous lots totaling 0.11- acre, at 2041 Lincoln Avenue, zoned Residential
- E. One (1) lot totaling 0.29-acre, at the northeast corner of the intersection of Washington Avenue and Duval Street, zoned Residential
- F. One (1) lot totaling 0.22-acre, at 1901 Washington Avenue, zoned Residential
- G. One (1) lot totaling 0.12-acre, at the southwest corner of Washington Avenue and Johnson Street, zoned Residential
- H. One (1) lot totaling 0.11-acre, south of Washington Avenue and 200 feet east of Duval Street, zoned Residential

Please refer to Exhibit A for a list of the legal descriptions for the subject properties, and refer to Exhibit B for deeds and surveys for the subject properties.

## SITE PLAN AND ZONING

Miami-Dade County is encouraging applications that propose development of all 18 parcels, and that provide a mix of multi-family rental units and homeownership units. Bonus points are provided as an incentive to applicants that propose to develop both multi-family rental units and homeownership units. **Applications that propose to develop all parcels as homeownership units will not be accepted.** Please note that zoning variances may be required, as described below. The applicant must provide a site plan and/or renderings showing the general vision for development of the parcels as Tab 8.



The 2015 City of Opa-locka Official Zoning Map above provides the zoning classification for each parcel. The available land parcels are located within the Magnolia North Zoning Overlay (Exhibit C). The applicant may choose to develop the property according to the underlying zoning classification or they can take advantage of greater density and intensity opportunities by obtaining special exception approvals from the City of Opa-locka. apply for zoning variances to change the zoning classification or to increase the density of residential housing development on the subject parcels. Zoning variances, if desired, are left to the discretion of the applicant. Applicants must specify an intention to work within the existing zoning, or an intention to request a special exception approval/zoning variance, and provide documentation in Tab 8.