

Opa-Locka Magnolia North Request for Applications: Comments and Responses

Received: Tuesday, October 3, 2017
From: Cazo Group, Inc.

1. Is there a Survey for these properties?
2. And if there is one can you make it available?

PHCD has provided additional information, Exhibit (B) to the Opa-Locka Magnolia North Request for Applications (RFA). Exhibit B contains surveys and deeds for the parcels of land available in the RFA.

Received: Thursday, November 2, 2017
From: Palmetto Homes, Inc.

3. Can PHCD provide a developer with partial funding?
PHCD: No.

4. Can a developer/contractor demonstrate financial capacity and pass threshold by partnering with a private partner for financial support?

PHCD: There may be potential for Miami-Dade County to consider this financing option, provided that all parties execute a legal agreement with a prospective successful proposer. Supportive documentation to confirm financing must be provided to support the legal agreement.

5. If so, can the entity providing the financial support be a party to the reimbursement?

PHCD: There may be a possibility for the entity providing financial support to be a party to the reimbursement, provided that documentation of the relationship and duties of the entity providing financial support and the contractor/developer are stated in a legal agreement signed by all parties.

6. Can a not-for-profit entity provide property management services, if the entity will be providing these services for the first time?

PHCD: Yes.

7. Does the land listed as available in the RFA qualify as infill lots?

PHCD: The available land is located within a designated Infill Target Area, because it is located within the Opa-Locka Neighborhood Revitalization Strategy Area. The five (5) parcels labeled "A" on the available land map, page 21 of the RFA are currently zoned commercial, and do not qualify as infill lots. However, thirteen (13) parcels labeled "B, C, D, E, F, G and H" on the available land map, page 21 of the RFA are currently zoned residential. Although these lots are not currently listed as infill lots for homeownership development, they may qualify as infill lots depending on the scope of work proposed by the applicant.

If Miami-Dade County determines that some or all of the 13 county-owned residential parcels in the RFA are eligible, the lots may be awarded to a successful proposer/infill developer. Subject to approval by the Board of County Commissioners, not-for-profit developers may request County Infill Lots pursuant to Sections 125.379 or 125.38, Florida Statutes for \$10.00 (per conveyance) and any applicable closing fee; provided however, the not-for-profit developer will be responsible for paying any closing processing fee.

The Infill Program maximum sale price for County-conveyed lots is \$205,000, and for privately-owned lots is \$215,000. If the appraised value is lower than the maximum sales price, the property will be sold at the lower price. If the appraised value is higher than the maximum sales price, the property will be sold at the maximum sales price. Please note that infill housing properties are subject to deed restrictions and reversionary provisions. Please refer to PHCD's Infill Housing Program for more information, at <http://www.miamidade.gov/housing/library/guidelines/infill-housing.pdf>.